

# \$399,900 - 215 Sandford Place Nw, Langdon

MLS® #A2226783

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Perfect home for 1st time buyers or young families! This 3-bedroom, 2.5 bath semi-detached home sits on a desirable corner lot and is in excellent condition, offering comfort, space, and modern finishes throughout.

Step inside to a bright and spacious main floor with **HARDWOOD** and carpeted flooring, a generous living area, and a stylish kitchen featuring **GRANITE** countertops, a large centre island, rich dark cabinetry, and a walk-in pantry. The open-concept dining area includes **OVERSIZED** sliding doors leading to your private backyard, perfect for entertaining or relaxing outdoors.

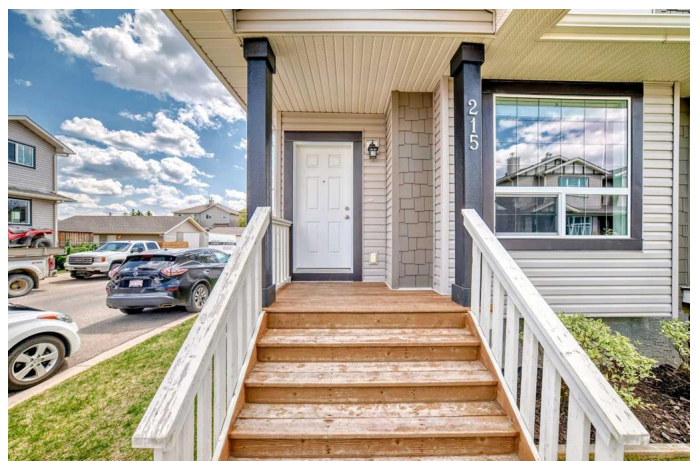
Upstairs, you'll find a thoughtfully designed layout with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite, plus two additional bedrooms, a 4 pc main bath, and convenient upper-level laundry.

The unfinished basement offers endless possibilities for future development or extra storage. Outside, enjoy the benefits of a detached double garage (insulated) and fresh new paint throughout the home.

Located in the family-friendly and fast-growing community of Langdon, this move-in-ready townhome is a must-see!

Built in 2013

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2226783               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,299                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 215 Sandford Place Nw |
| Subdivision | NONE                  |
| City        | Langdon               |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0J1X2                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Rectangular Lot, Few Trees |
| Roof            | Asphalt Shingle                                                                  |
| Construction    | Vinyl Siding, Wood Siding                                                        |
| Foundation      | Poured Concrete                                                                  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 32             |
| Zoning         | DC75           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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