

# \$899,900 - 83 Hanson Drive Ne, Langdon

MLS® #A2259266

**\$899,900**

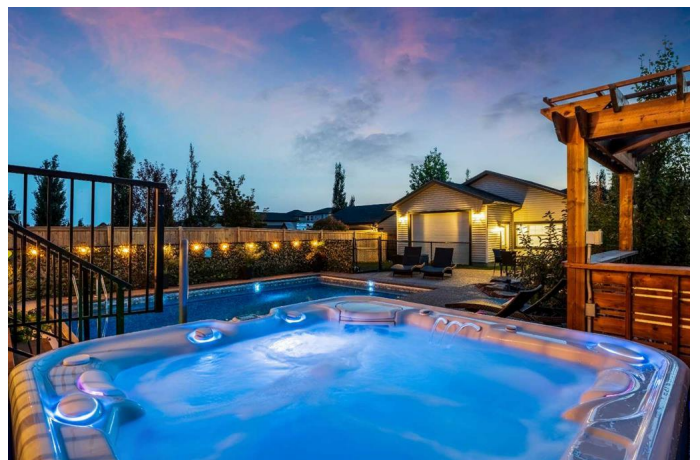
4 Bedroom, 3.00 Bathroom, 1,468 sqft  
Residential on 0.23 Acres

Hanson Park, Langdon, Alberta

Welcome to this rare opportunity in the sought-after community of Hanson Park in Langdon, Alberta! If you've been searching for the perfect BUNGALOW for your GROWING FAMILY or for COOL GRANDPARENTS ready to create lifelong memories, this home is it. Welcome to 83 Hanson Drive, a FULLY FINISHED 4/5 BEDROOM property that offers it all – an IN-GROUND HEATED POOL, HOT TUB, TWO GARAGES, RV PARKING, and a HUGE YARD.

From the moment you arrive, you'll notice the ALL-SEASON LIGHTING, the charming covered front porch, and beautiful east-facing views. Step inside to soaring ceilings and an UPDATED MAIN LEVEL that feels warm and inviting. Just off the entry is a bright OFFICE/DEN that can easily serve as a second main floor bedroom if needed. The kitchen has been tastefully upgraded with NEW CABINETS, QUARTZ COUNTERTOPS, and modern appliances, flowing seamlessly into a spacious living room with VAULTED CEILINGS and a cozy FIREPLACE. The PRIMARY BEDROOM is a true retreat with a LUXURIOUS 5 PC ENSUITE and a CUSTOM WALK-IN CLOSET. Even the LAUNDRY ROOM/MUD ROOM has been designed with style and function in mind.

The lower level is equally impressive, featuring THREE LARGE BEDROOMS, a 5 PC BATH



with separated double sinks, another OFFICE/DEN, and a MEDIA/FAMILY ROOM with in-ceiling speakers. A stunning WET BAR with sink, dishwasher, and quartz counters makes entertaining effortless.

Step outside to your own PRIVATE OASIS. The large DECK with GAZEBOs overlooks the IN-GROUND HEATED SWIMMING POOL and HOT TUB, perfect for both summer fun and evening relaxation. The yard is FULLY FENCED, IRRIGATED, and complete with a FIREPIT for family gatherings.

Car lovers, hobbyists, or fitness enthusiasts will appreciate the OVERSIZED HEATED SECOND GARAGE in the backyard – an impressive 740 SQ FT (30' x 28'), currently being used as a full home gym. The ATTACHED FRONT GARAGE (20' x 24') adds even more space, giving you room for all the vehicles, toys, and tools you could ever need.

This is more than just a home – it's a lifestyle. A BUNGALOW with this much space, TWO GARAGES, and a yard designed for family memories is truly one of a kind in Langdon. Don't miss the chance to make it yours. Call today!

Built in 2012

### **Essential Information**

MLS® #	A2259266
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.23

Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	83 Hanson Drive Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	10
Parking	Concrete Driveway, Double Garage Attached, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Built-in Features, Bar
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 24th, 2025
Zoning	DC-97

## **Listing Details**

Listing Office	RE/MAX First
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