

# \$950,000 - 231 Railway Close Se, Langdon

MLS® #A2267585

**\$950,000**

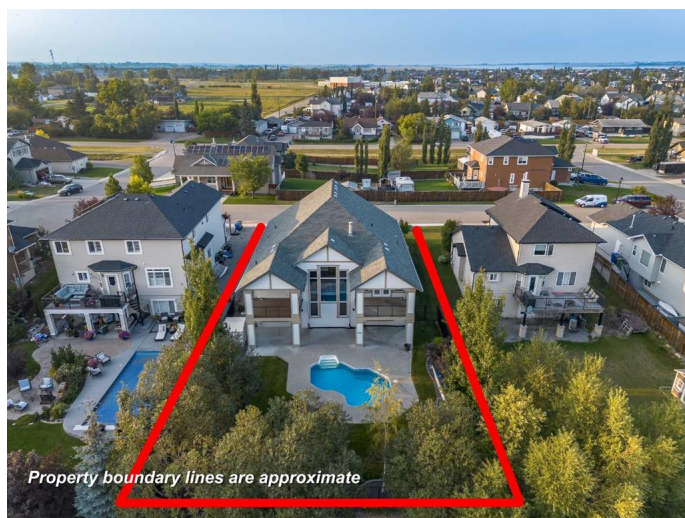
3 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.23 Acres

NONE, Langdon, Alberta

**\*\*OPEN HOUSE SUNDAY NOV 2ND 1-3PM\*\***

Welcome to your custom DREAM HOME, perfectly backing onto tranquil GREENSPACE in Langdon! **\*\*This stunning bungalow offers over 3,400 sq. ft. of exquisitely finished living space, complete with a fully developed WALKOUT BASEMENT and a HEATED IN-GROUND POOL! Situated on a quiet street, this 0.23-acre property is fully landscaped with UNDERGROUND SPRINKLERS and the ultimate backyard OASIS! \*\***At the heart of the home, the GOURMET KITCHEN features pristine white cabinetry, granite countertops, a spacious island with built-in microwave and wine storage, plus a butler's™ pantry, convenient mudroom, and stylish half bath. Need a break from cooking? Step out onto one of TWO SUN-FILLED SOUTH-FACING BALCONIES, perfect for morning coffee or evening cocktails. **\*\*The living room makes a striking impression with its soaring 2-STORY FLOOR TO CEILING WINDOWS and a gorgeous STONE-SURROUND FIREPLACE. Rich HARDWOOD flooring flows seamlessly through the open-concept kitchen, dining, and living areas, creating warmth and elegance. \*\***Host memorable gatherings in the formal dining room, enhanced by SOARING 10' CEILINGS and elegant lighting. **\*\*The primary suite is a luxurious retreat, offering a SPA-LIKE 5PC ENSUITE with HEATED FLOORS, a SOAKER TUB, expansive DUAL SHOWER and a custom walk-in closet. From here, step out onto your SECOND sun-filled**



south-facing balcony where BREATHTAKING VIEWS set the stage for relaxing evenings.

**\*\*The walkout lower level is equally impressive, showcasing ACID-ETCHED HEATED FLOORS, a FULL WET BAR, and a state-of-the-art MEDIA ROOM complete with THEATRE SEATING. Two additional bedrooms, a 3-piece bath, oversized laundry room, and a SPACIOUS PRIVATE OFFICE provide comfort and versatility. Step outside to the beautifully landscaped BACKYARD with cement patio, IN-GROUND POOL and no rear neighboursâ€”perfect for poolside entertaining. \*\*The triple-car garage with IN-FLOOR HEATING ensures practicality, luxury and convenience. \*\*Love where you liveâ€”summers by the POOL, winters by the FIRE, and a truly amazing home built for FAMILY gatherings or entertaining! Don't miss this AMAZING opportunity!\*\***

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267585    |
| Price          | \$950,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,757       |
| Acres          | 0.23        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 231 Railway Close Se |
| Subdivision | NONE                 |

|             |                   |
|-------------|-------------------|
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J 1X1           |

### **Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 6                                                         |
| Parking        | Garage Door Opener, Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                                         |

### **Interior**

|                   |                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings                                                                                                    |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                        |
| Basement          | Full                                                                                                                                                                                                                                                       |

### **Exterior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden, Private Yard                                                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-URB              |

### **Listing Details**

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