

\$774,900 - 33 Barber Street Nw, Langdon

MLS® #A2228546

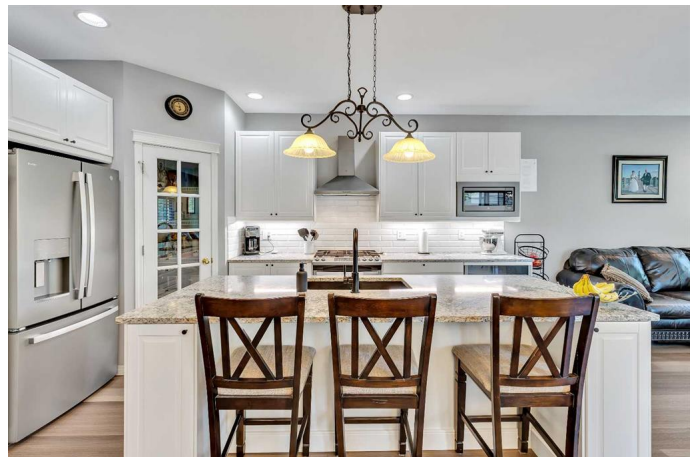
\$774,900

4 Bedroom, 4.00 Bathroom, 2,238 sqft

Residential on 0.22 Acres

NONE, Langdon, Alberta

Location, Location, welcome to your future Oasis, backing onto green space with west facing yard & yes a POOL with a huge deck for entertaining & relaxing in the pool. This stunning home offers so many upgrades & features which include: 30' X 15' pool with 4ft depth, gas bbq connection for bbq, custom kitchen offering quartz, top of the line appliances, 1 range with gas top & a 2nd oven which is electric & built in, floor to ceiling stone facing gas fireplace, upgraded LVP flooring, newer carpets, newer toilets, custom wood shutters, vaulted bonus room, 2nd upper deck, newer siding, oversized garage & driveway, front veranda, air conditioning, underground sprinklers, over 3200 sq ft of developed living space, well treed yard & so much more. The main floor features a spacious den, 2pc bath, laundry room, amazing kitchen that offers a pantry, island with eating bar, formal dining area, great room with stone facing fireplace & the great room has access to the deck/pool. The upper floor features a huge vaulted bonus room & access to the 2nd deck that over looks the pool/deck & yard, there is also 3 good size bedrooms. The primary bedroom features a walk in closet & ensuite. The lower level offers a full bathroom, bedroom, exercise room & games area, just needs some trim work to finish. If your looking for a home to entertain, this is the home for you. The pool with custom decking, 1/4 acre lot & private yard. Close to 2 schools, shopping, quiet street & easy access to Trans



Canada, Glenmore & 22X. Click on link to view 3D tour. This home shows pride of ownership.

Built in 2004

Essential Information

MLS® #	A2228546
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,238
Acres	0.22
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 Barber Street Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	No Smoking Home, See Remarks, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Water Distiller
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Greenbelt, Landscaped, See Remarks, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-1

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.