

# \$429,900 - 325 Sandford Place Nw, Langdon

MLS® #A2234693

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.07 Acres

NONE, Langdon, Alberta

Welcome to this beautifully updated 4-bedroom, 2.5-bathroom semi-detached home in Langdon. Offering exceptional space for families, this fully finished home is truly turn key with new flooring, and a freshly painted modern palette.

Step inside to discover a bright and open main floor with large windows that fill the living and dining areas with natural light. The spacious kitchen offers ample cabinetry, and a center island, making it a perfect space for preparing meals and gathering with family. The adjacent dining area easily accommodates family dinners, while the cozy living room provides a comfortable space to unwind, complete with a gas fireplace.

Upstairs, you will find three well-sized bedrooms, including a primary suite with a spacious walk-in closet. The fully finished basement offers additional living space with a large rec room and wet bar, a fourth bedroom, a full bathroom, and extra storage, perfect for growing families or guests.

Enjoy summer evenings in the private landscaped backyard, which offers room for kids to play or for hosting BBQs, and take advantage of the detached double garage for parking and additional storage. Located in the peaceful and family-friendly town of Langdon, you will enjoy small-town living with easy access to local schools, parks, walking paths, and all amenities while being just a short drive



to Calgary.

This move-in-ready home offers the space and lifestyle you have been looking for. Book your private showing today and experience all that this wonderful property in Langdon has to offer.

Built in 2010

### Essential Information

MLS® #	A2234693
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	325 Sandford Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	4
Zoning	DC75

## Listing Details

Listing Office	eXp Realty
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