

# \$815,000 - 3 Hanson Way Ne, Langdon

MLS® #A2225662

**\$815,000**

4 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.27 Acres

Hanson Park, Langdon, Alberta

\*\*\*OPEN HOUSE â€“ Saturday June 7th 2-4pm\*\*\* Comfort, character, and a lifestyle youâ€™ll love. This is a rare opportunity to own an original-owner, custom-built bungalow on a generous 0.274-acre corner lot in the peaceful country community of Langdon. From the moment you step inside, youâ€™ll be greeted by 10-foot ceilings and stunning Acacia hardwood flooring throughout the main level. The bright and welcoming living room features a stone-accented fireplace, creating a warm and inviting space to relax or entertain. The open-concept layout flows seamlessly into the chefâ€™s kitchen, designed to impress with custom Knotty Alder cabinetry (42â€• uppers), granite countertops, stainless steel appliances, and a gas range. Added touches like LED cabinet lighting (above and below) and a wired speaker system elevate the space even further. The spacious primary bedroom retreat offers private access to the backyard and a luxurious 4-piece ensuite with heated tile floors that extend into the walk-in closetâ€”providing both comfort and function. The recently finished basement features a massive recreation area and two additional bedrooms, making it perfect for guests, hobbies, or extended family living. No country home is complete without the ultimate man caveâ€”an oversized heated garage (23'0" x 29'4") with extra-high ceilings, a custom 3-panel 18â€™ wide door, and a 100 Amp sub-panelâ€”ideal for a workshop, toy storage, or your next big project. Additional highlights



include: Fridge Replaced (2024),  
High-efficiency hot water tank replaced (2024),  
Roof Replaced (October 27, 2022), Natural  
gas connections for dryer, range, and BBQ,  
plus additional hookups for electric dryer and  
range, Russound Sound System wired  
throughout main floor, kitchen, bedrooms,  
ensuite, garage, and backyard.  
Owned and built by a professional electrician,  
no detail was overlooked in the high-end  
electrical and lighting package throughout the  
home including RV parking with 30 Amp  
service and cable TV hookup. Pride of  
ownership shines throughout this one-of-a-kind  
property. Enjoy peaceful country living just  
minutes from the amenities of East Hills—the  
perfect blend of privacy and convenience.  
Book your private viewing today!

Built in 2011

**Essential Information**

MLS® #	A2225662
Price	\$815,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,510
Acres	0.27
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3 Hanson Way Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Additional Parking, Gravel Driveway, Plug-In, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Built-in Features, Closet Organizers, Central Vacuum, Kitchen Island, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer, Gas Dryer, Gas Range
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Masonry, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	RV Hookup
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	2
Zoning	R-1

### Listing Details

Listing Office	eXp Realty
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