

# \$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, Refrigerator, Washer, Window Coverings, Oven-Built-In, 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	Landscaped, See Remarks, Treed, Greenbelt, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	7
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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