



## 231 Railway Close SE, Langdon, Alberta - \$950,000



Main Photo

### Property Description

**\*\*OPEN HOUSE SAT SEPT 20th - 2PM TO 5PM\*\*** 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-STOREY 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 neighbours—perfect for poolside entertaining. \*\*The triple-car garage with IN-FLOOR HEATING ensures practicality, luxury and convenience. \*\*Love where you live—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!\*\*

## REALTOR Referral

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*Courtesy Of: eXp Realty*

