

\$679,000 - 307 Railway Point Se, Langdon

MLS® #A2244691

\$679,000

4 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Discover your DREAM HOME in Langdon, this meticulously maintained walkout bungalow shows 10/10 with pride of ownership & boasts an array of recent updates & upgrades, truly a move-in ready home! Situated on a massive 0.25-acre lot with a west-facing backyard, it offers endless possibilities for outdoor enjoyment & is a blank canvas awaiting your personal touch. Step inside & be greeted by an inviting open-concept enhanced by vaulted ceilings that creates an airy & spacious feel. The heart of the home, the kitchen, is a chef's delight, featuring newer stainless steel appliances (2023), including a refrigerator with a water line & ice maker connected to a Kinetico water softener & filter, a sleek microwave hood fan, induction stove, & dishwasher. Professionally painted cabinets & gleaming granite countertops provide ample storage & prep space, complimented by a corner pantry. The generously sized dining area seamlessly flows into the living space complete with a fireplace, perfect for entertaining. This home offers four large bedrooms, three on the main floor & one on the lower level. The primary bedroom features its own private balcony, ideal for enjoying morning coffees as the sun rises. The 5-piece ensuite provides room for both to tackle their day. Secondary bedrooms on the main floor offer versatility for your family's needs, whether for children or a dedicated home office. Convenient main-floor laundry with newer washer & dryer (2023) makes chores a



breeze. A 4-piece main bath completes this level. The fully developed walkout lower level expands your living space significantly! Here you will find an exercise room, a bedroom and also an expansive family/rec room designed for fun. Imagine lively dart games at the bar seating enjoying drinks from the convenient wet bar, relax watching your favorite films on a big screen, there's tons of room for it all! New flooring was installed throughout the lower level in 2023, providing a fresh & modern feel. Outdoor living is a joy in this home with decks recently rebuilt with permits. The roomy upper deck offers a fantastic space for relaxation until the sun dips down. Stay cool with central air & enjoy enhanced privacy with plantation shutters throughout the main floor. For your peace of mind a high-efficiency furnace was installed in 2021, the roof & siding were redone just seven years ago & exterior doors replaced in 2023 as well! The mechanical room is well-equipped with a workbench & has plenty of storage. Double attached garage with some additional parking for the toys & access to the backyard is a bonus! Close to grocery store, pub, schools, golf course & much more, don't delay, this may be the one you have been waiting for!

Built in 2008

Essential Information

MLS® #	A2244691
Price	\$679,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,349
Acres	0.25
Year Built	2008
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	307 Railway Point Se
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, RV Access/Parking, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Induction Cooktop, Water Purifier
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle, See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	19
Zoning	HR

Listing Details

Listing Office	Real Broker
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