

\$769,900 - 109 Mcdougall Place Nw, Langdon

MLS® #A2235186

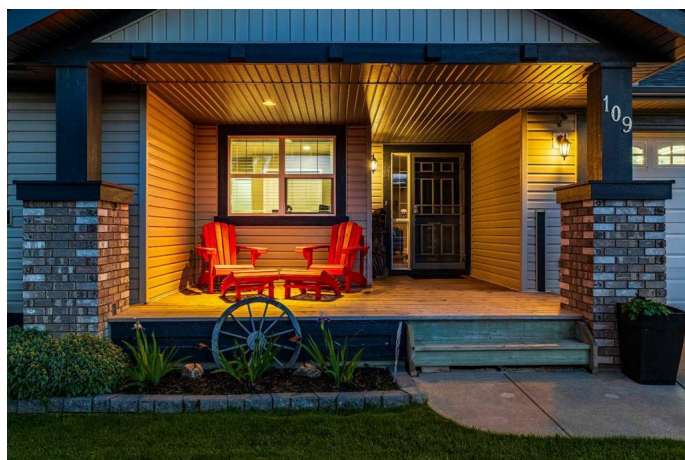
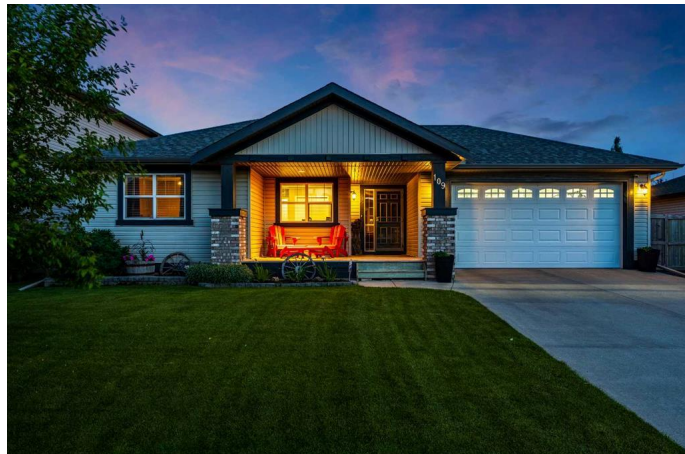
\$769,900

5 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.20 Acres

NONE, Langdon, Alberta

Pride of ownership is evident from the moment you pull up to the front of the property, located in a quiet, family friendly cul-de-sac! The beautifully landscaped front yard leads you through to the front walkway up to the covered front porch, the perfect place to relax having a morning coffee or an evening glass of wine. Open the front door to vaulted ceilings and updated laminate flooring throughout the main level. Large, sun-soaked South facing windows fill the main level with natural light! Large living room with a gorgeous floor to ceiling rock fireplace feature and mantle. Nicely updated kitchen with new quartz counter-tops and stainless steel appliances. Functional kitchen with center island, computer desk area and a large walk-in pantry. Completing the main level you will find a large Primary Bedroom with updated 3 pc Ensuite, 2 other spacious bedrooms and the main 4 pc bath. Downstairs has a brand new concrete slab with rebar under the recently renovated basement! The lower level boasts at large flex/ gym area, large Recreation Room, the 4th and 5th Bedrooms plus the Utility Room with plenty of storage and the new(er) stackable Washer and Dryer. Front heated and insulated Double Attached Garage is ideal for those cold winter nights, the back yard Double Detached Garage is perfect has a workshop or additional storage, if you are using it to rebuild your dream project car! The back deck is all maintenance free and is large enough to gather with all your family and friends. The



fully fenced backyard has what maybe the greenest grass in town, all thanks to the irrigation system. You will not want to miss this opportunity, first time ever offered for sale by the original owners. Call today and schedule your own private viewing now!

Built in 2003

Essential Information

MLS® #	A2235186
Price	\$769,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	0.20
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	109 Mcdougall Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Additional Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Level, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	44
Zoning	DC75

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.