

# \$849,900 - 37 Thomas Street Nw, Langdon

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MLS® #A2233915

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,530 sqft

Residential on 0.26 Acres

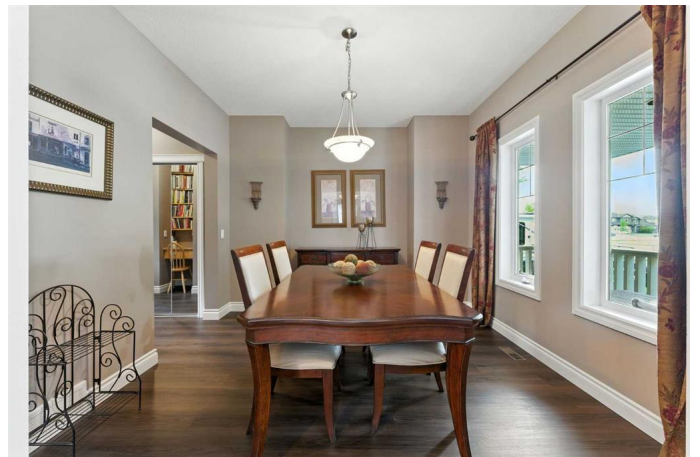
NONE, Langdon, Alberta

An Entertainer's Dream in the Heart of Langdon!



Set on a generous 0.26-acre lot, this stunning property is built for year-round enjoyment and effortless entertaining. Whether you're hosting summer BBQs, cozy winter gatherings, or family celebrations, this home has it all.

Step inside to an inviting open-concept layout that flows beautifully from the kitchen to the living and dining areas—all overlooking the expansive backyard. Oversized windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, you'll find a breathtaking bonus room with vaulted ceilings, perfect for movie nights, a play area, or simply unwinding in style.



At the heart of the outdoor oasis is a gorgeous, heated pergola featuring four separate heat sources, allowing you to entertain comfortably in every season. The two-tier composite deck overlooks a fully landscaped backyard that offers ample space for guests, games, or just relaxing under the stars. Gardeners will love the raised garden

beds, and kids (or kids at heart) will enjoy the fully finished playhouseâ€”insulated, heated, and powered for year-round use.

Inside, the home is thoughtfully upgraded for comfort and peace of mind. Safe and Sound insulation in all interior walls ensures privacy and quiet throughout. The oversized double garage features a 9â€™™ door and 12â€™™ ceilings and fully insulated, ideal for storage, a workshop, or recreational vehicles. The roof is rubberized malarkey shingles with a warranty till 2040. There is also a 16,000-watt Generac automatic generator keeps the entire home powered no matter the weather.

You truly wonâ€™™t find another property like this!

Built in 2003

**Essential Information**

MLS® #	A2233915
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,530
Acres	0.26
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	37 Thomas Street Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Oversized, RV Access/Parking, See Remarks
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Outside
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Covered Courtyard, Dog Run, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Garden, Gazebo, Landscaped, Rectangular Lot, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	3
Zoning	R

**Listing Details**

Listing Office                    eXp Realty

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