

# \$869,900 - 64 Barber Street Nw, Langdon

MLS® #A2231983

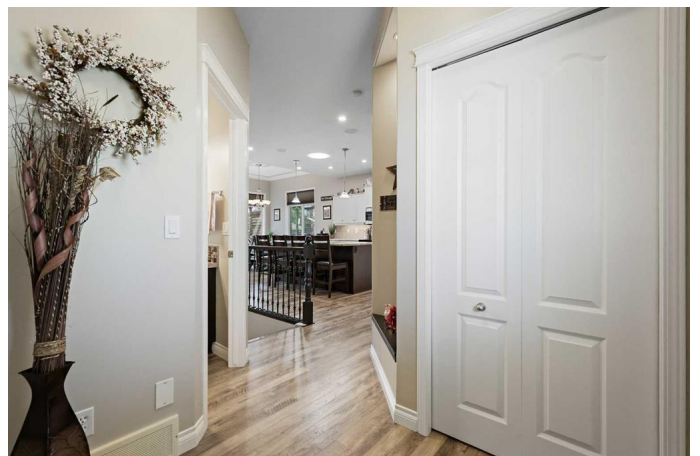
**\$869,900**

3 Bedroom, 3.00 Bathroom, 1,449 sqft

Residential on 0.22 Acres

NONE, Langdon, Alberta

This immaculate fully finished and updated bungalow located on a lush and beautiful corner lot on Langdon's popular West side is ready for you to call it home. The curb appeal is second to none with a spacious covered front porch, perfectly manicured garden beds with EZ curb edging and mature trees. Not one but 2 heated garages make this home ideal for running your business from home or just giving you room to work without sacrificing parking space. A bright and sunny home office is ideally located just off the front entrance giving you privacy to work or study from home. You're going to love the gourmet kitchen complete with popular 2 toned cabinetry, arborite counters, gleaming stainless steel appliances, a counter height island with seating and a corner pantry. The great sized dining area boasts large windows and a tray ceiling. You'll love the luxury vinyl plank flooring that is both durable & attractive. Right next to the dining room is the cozy living room with a gas fireplace. Down the hall you'll find your private and luxurious primary retreat. This oversized room offers large windows for lots of natural light, a separate seating area, 4 pc ensuite with soaker tub plus his and hers walk in closets. A 2 pc powder room for guests and convenient upstairs laundry round out this level. The fully finished lower level offers tons of extra space and endless opportunity to expand your living space to suit your needs. Create a cozy TV area, games room, home gym or whatever



else you can imagine. 2 big bedrooms plus a full bath make this space ideal for your teenagers or out of town guests to enjoy their privacy. Make the most of your summer in this incredible fully fenced backyard. A huge deck gives your multiple living areas for dining and relaxing. Plus there is a terrific exposed aggregate patio, RV parking with room for 2 trailers, a fire-pit area and storage shed. This amazing home offers tons of little extras including a bathroom and LED lighting in the detached garage, new siding in 2024 and tinted windows on the East/South facing sides. This home has so much to offer inside and out. Make sure to book your showing before itâ€™s gone.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231983    |
| Price          | \$869,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,449       |
| Acres          | 0.22        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 64 Barber Street Nw |
| Subdivision | NONE                |
| City        | Langdon             |
| County      | Rocky View County   |
| Province    | Alberta             |

Postal Code T0J 1X2

### Amenities

Parking Spaces 12

Parking Additional Parking, Double Garage Attached, Double Garage Detached, Heated Garage, RV Access/Parking

# of Garages 4

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 21st, 2025

Days on Market 60

Zoning DC75

### Listing Details

Listing Office RE/MAX Key

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