

\$399,900 - 215 Sandford Place Nw, Langdon

MLS® #A2226783

\$399,900

3 Bedroom, 3.00 Bathroom, 1,299 sqft
Residential on 0.07 Acres

NONE, Langdon, Alberta

Perfect home for 1st time buyers or young families! This 3-bedroom, 2.5 bath semi-detached home sits on a desirable corner lot and is in excellent condition, offering comfort, space, and modern finishes throughout.

Step inside to a bright and spacious main floor with **HARDWOOD** and carpeted flooring, a generous living area, and a stylish kitchen featuring **GRANITE** countertops, a large centre island, rich dark cabinetry, and a walk-in pantry. The open-concept dining area includes **OVERSIZED** sliding doors leading to your private backyard, perfect for entertaining or relaxing outdoors.

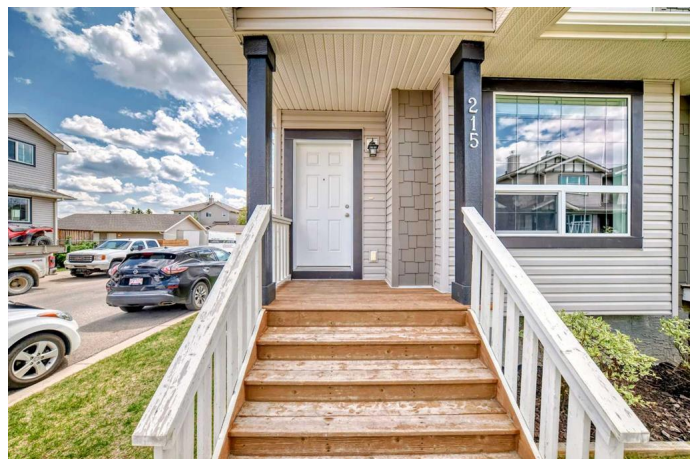
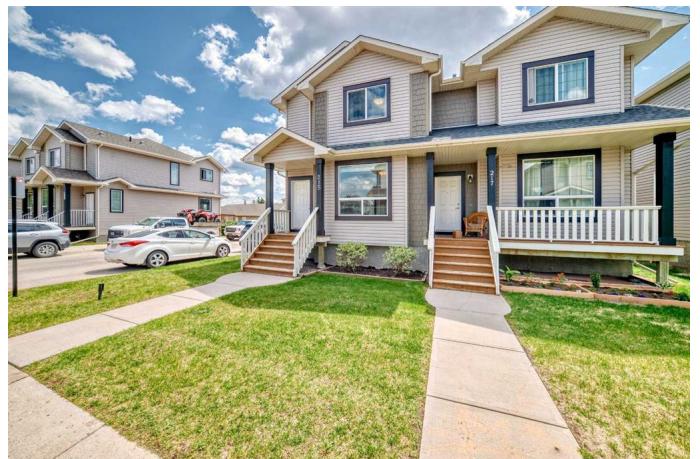
Upstairs, youâ€™ll find a thoughtfully designed layout with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite, plus two additional bedrooms, a 4 pc main bath, and convenient upper-level laundry.

The unfinished basement offers endless possibilities for future development or extra storage. Outside, enjoy the benefits of a detached double garage (insulated) and fresh new paint throughout the home.

Located in the family-friendly and fast-growing community of Langdon, this move-in-ready townhome is a must-see!

Built in 2013

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2226783 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,299 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 215 Sandford Place Nw |
| Subdivision | NONE |
| City | Langdon |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0J1X2 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

| | |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, Corner Lot, Few Trees, Garden, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 18 |
| Zoning | DC75 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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