

# \$714,900 - 48 Wilson Road Ne, Langdon

MLS® #A2203863

**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,334 sqft

Residential on 0.26 Acres

NONE, Langdon, Alberta

Welcome to this beautifully maintained and thoughtfully updated bungalow, perfectly situated on a rare lot backing onto a serene green space with scenic walking paths and close to schools. This exceptional property offers the best of both worldsâ€”peaceful outdoor living and a spacious, functional interior designed for modern comfort.

Step onto the inviting wrap-around porch with maintenance-free composite decking, which continues to a large covered rear deckâ€”ideal for barbecues, entertaining, or simply relaxing.

Inside, the open-concept layout features a bright and airy living space where the kitchen, dining, and living areas flow seamlessly together. The kitchen is a standout feature, offering stunning granite countertops, ample counter space and a functional layout. A striking built-in fireplace anchors the living room, while large windows and sliding doors fill the home with natural light and connect you to the beautifully landscaped yard.

The main floor includes a spacious primary bedroom with a private ensuite, a second bedroom and full bathroom, plus the convenience of main floor laundry and a functional mudroom.

Downstairs, the fully finished basement offers plenty of additional living space, including a large rec/family room with another fireplace



and custom built-ins, a third bedroom, a full 4-piece bathroom, and generous storage.

The backyard is a showstopper, complete with multiple zones for relaxation and recreation, including a fire pit, raised garden beds, and direct access to the green space beyond.

Additional highlights include keeping cool in those hot summer months with central AC, an oversized heated, insulated double garage, oversized driveway with RV parking, and a host of recent updates including a new fridge, washer and dryer, carpet, humidifier, and window coverings. The furnace and hot water tank are only four years old, providing peace of mind for years to come.

Nestled in a quiet, family-friendly neighborhood with amazing neighbours, this is a rare opportunity to own a truly special home in the heart of Langdon.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203863    |
| Price          | \$714,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,334       |
| Acres          | 0.26        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 48 Wilson Road Ne |
|---------|-------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J 1X0           |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 6                                                                          |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Paved |
| # of Garages   | 2                                                                          |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Ceiling Fan(s), Granite Counters                                                    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Central Air Conditioner, Gas Range |
| Heating           | Natural Gas, Floor Furnace                                                                                                                              |
| Cooling           | Central Air                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Tile, Raised Hearth, Recreation Room, Stone                                                                                   |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | R-URB            |

### Listing Details

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