

# \$429,900 - 215 Sandford Place Nw, Langdon

MLS® #A2226783

**\$429,900**

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.

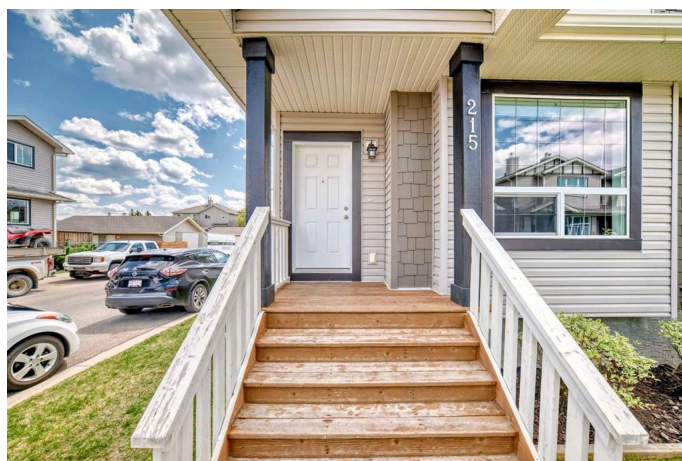
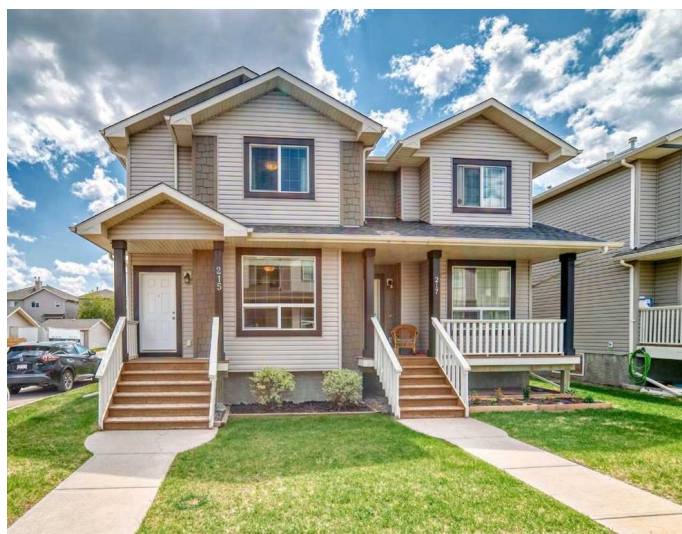
Upstairs, youâ€™ll find a thoughtfully designed layout with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite, plus two additional bedrooms, a 4 pc main bath, and convenient upper-level laundry.

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	\$429,900
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	10
Zoning	DC75

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.