\$785,000 - 109 Mcdougall Place Nw, Langdon

MLS® #A2235186

\$785,000

5 Bedroom, 3.00 Bathroom, 1,453 sqft Residential on 0.20 Acres

NONE, Langdon, Alberta

Pride of ownership is evident from the moment you pull up to the front of the property, located in a quiet, family friendly cul-de-sac! The beautifully landscaped front yard leads you through to the front walkway up to the covered front porch, the perfect place to relax having a morning coffee or an evening glass of wine. Open the front door to vaulted ceilings and updated laminate flooring throughout the main level. Large, sun-soaked South facing windows fill the main level with natural light! Large living room with a gorgeous floor to ceiling rock fireplace feature and mantle. Nicely updated kitchen with new quartz counter-tops and stainless steel appliances. Functional kitchen with center island, computer desk area and a large walk-in pantry. Completing the main level you will find a large Primary Bedroom with updated 3 pc Ensuite, 2 other spacious bedrooms and the main 4 pc bath. Downstairs has a brand new concrete slab with rebar under the recently renovated basement! The lower level boasts at large flex/ gym area, large Recreation Room, the 4th and 5th Bedrooms plus the Utility Room with plenty of storage and the new(er) stackable Washer and Dryer. Front heated and insulated Double Attached Garage is ideal for those cold winter nights, the back yard Double Detached Garage is perfect has a workshop or additional storage, if you are using it to rebuild your dream project car! The back deck is all maintenance free and is large enough to gather with all your family and friends. The







fully fenced backyard has what maybe the greenest grass in town, all thanks to the irrigation system. You will not want to miss this opportunity, first time ever offered for sale by the original owners. Call today and schedule your own private viewing now!

Built in 2003

Essential Information

MLS® # A2235186 Price \$785,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,453 Acres 0.20 Year Built 2003

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 109 Mcdougall Place Nw

Subdivision NONE
City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X2

Amenities

Parking Spaces 10

Parking Double Garage Attached, Double Garage Detached, Garage Door

Opener, Heated Garage, Insulated, RV Access/Parking, Additional

Parking

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz

Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Yard, Cul-De-Sac, Garden, Landscaped, Level, Rectangular Lot,

Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 28th, 2025

Days on Market 6

Zoning DC75

Listing Details

Listing Office RE/MAX First

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