

\$719,900 - 23 Barber Street Nw, Langdon

MLS® #A2254849

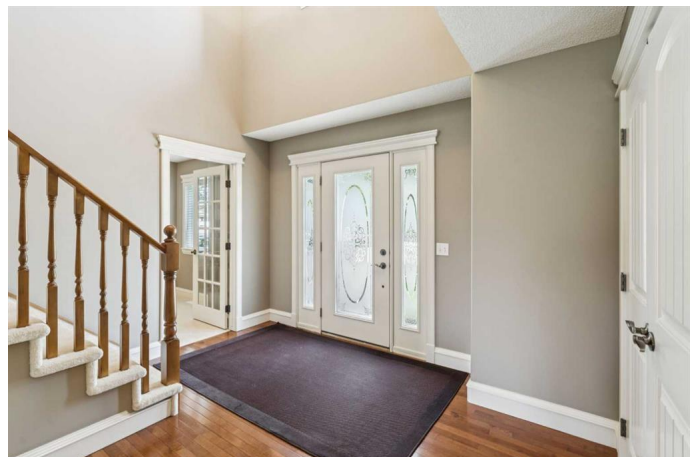
\$719,900

4 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.21 Acres

NONE, Langdon, Alberta

Welcome to the Perfect Family Home – Style, Space & Comfort for Everyone! This beautifully maintained and thoughtfully designed home is sure to impress every member of the family. From the moment you step inside, the open-concept layout welcomes you with warmth and space, ideal for both daily living and entertaining. At the front of the home, a spacious sun-filled office provides the perfect place to work or study, featuring large windows that let in plenty of natural light. Gorgeous hardwood flooring flows throughout the main level, enhancing the sense of elegance and continuity. The heart of the home – the chef’s kitchen – will delight with its abundance of cabinetry and counter space, along with upscale newer appliances, including a premium induction oven. Whether you're preparing a family dinner or hosting friends, this kitchen is built to perform. The cozy yet sophisticated living room offers a stunning fireplace flanked by custom built-in shelving – perfect for displaying your cherished memories and treasures. Upstairs, retreat to the expansive primary suite, complete with three oversized windows, a generous walk-in closet, and a luxurious 4-piece ensuite. Two additional well-sized bedrooms offer comfort and flexibility for family, guests, or hobbies. The fully finished basement adds even more value, featuring a large recreation space, fourth bedroom, full 4-piece bathroom, and versatile areas for a games room, home gym, or movie nights. And



yes, all permits are in place. Step outside to your west-facing backyard oasis, where a spacious deck and huge yard provide endless possibilities – from relaxing evenings to hosting summer gatherings. And for the garage enthusiast, this one is unmatched – a tandem triple garage, fully finished and heated, complete with polysparitic flooring, 220V power, built-in cabinetry, air compressor, and fridge. You™ll be the envy of the neighborhood! Additional highlights include: Central air conditioning, Integrated home audio system, Reverse osmosis water system in the kitchen, Newer roof, Newer Sump pump, Upgraded washer & dryer, freshly painted with modern colors. Don™t miss the chance to make this incredible home yours – schedule your showing today and experience the perfect blend of style, function, and comfort!

Built in 2005

Essential Information

MLS® #	A2254849
Price	\$719,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Barber Street Nw
Subdivision	NONE

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	5
Parking	Driveway, Heated Garage, Insulated, Tandem, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	44
Zoning	DC-75

Listing Details

Listing Office	CIR Realty
----------------	------------

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