

# \$799,900 - 37 Thomas Street Nw, Langdon

MLS® #A2233915

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,530 sqft

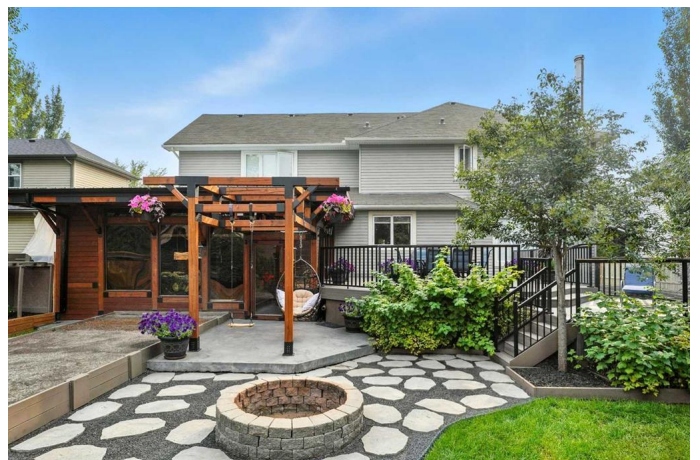
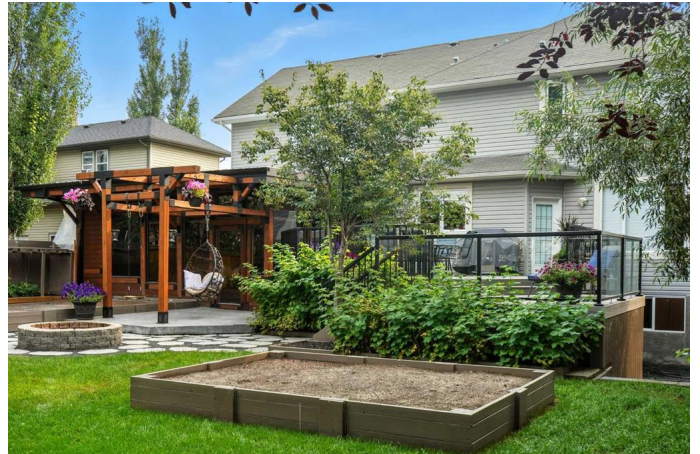
Residential on 0.26 Acres

NONE, Langdon, Alberta

An Entertainer's Dream in the Heart of Langdon with 2 HOME THEATRES!  
Set on a generous 0.26-acre lot, this stunning property is built for year-round enjoyment and effortless entertaining. Whether you're hosting summer BBQs, cozy winter gatherings, or family celebrations, this home has it all.

Step inside to an inviting open-concept layout that flows beautifully from the kitchen to the living and dining areas—all overlooking the expansive backyard. Oversized windows flood the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, you'll find a breathtaking bonus room with vaulted ceilings, perfect for movie nights, a play area, or simply unwinding in style.

At the heart of the outdoor oasis is a gorgeous pergola / sunroom featuring four separate heat sources, allowing you to entertain comfortably in every season even in Alberta's -40. The two-tier composite deck overlooks a fully landscaped backyard that offers ample space for guests, games, or just relaxing under the stars. Gardeners will love the raised garden beds, and kids (or kids at heart) will enjoy the fully finished playhouse—insulated, heated, and powered for year-round use. There is a 42 foot driveway, additional 61 feet of RV, boat, heavy equipment parking on side of house with front street access and additional car parking under the deck.



Inside, the home is thoughtfully upgraded for comfort and peace of mind. Safe and Sound insulation in all interior walls ensures privacy and quiet throughout. The oversized double garage features a 9'™ door and 12'™ ceilings and fully insulated, ideal for storage, a workshop, or recreational vehicles. The roof is rubberized malarkey shingles with a warranty till 2040. There is also a 16,000-watt Generac automatic generator keeps the entire home powered no matter the weather.

You truly won't find another property like this!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233915    |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,530       |
| Acres          | 0.26        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 37 Thomas Street Nw |
| Subdivision | NONE                |
| City        | Langdon             |
| County      | Rocky View County   |
| Province    | Alberta             |
| Postal Code | T0J 1X2             |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking, Oversized, See Remarks |
| # of Garages   | 2                                                                                               |

## Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Bookcases, Built-in Features, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Decorative, Electric, Outside                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                                              |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage, Covered Courtyard, Dog Run, Fire Pit, Gas Grill, Lighting, Other |
| Lot Description   | Back Yard, Garden, Landscaped, Rectangular Lot, Few Trees, Gazebo, Treed, Yard Lights                         |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Vinyl Siding, Wood Frame, Stone                                                                               |
| Foundation        | Poured Concrete                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 109             |
| Zoning         | R               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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