

# \$850,000 - 30 Hanson Hollow Ne, Langdon

MLS® #A2234023

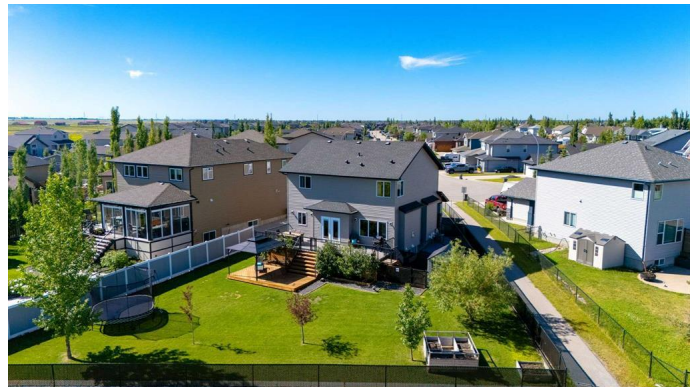
**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,262 sqft

Residential on 0.21 Acres

Hanson Park, Langdon, Alberta

DREAM HOME GOALS with ZERO COMPROMISE – BACKING GREENSPACE on one of Langdon’s quietest cul-de-sacs, this home checks every box, and then some! Fully-finished with 5 BEDROOMS, sitting on a massive 850sqm lot, with an OVERSIZED Garage, AND fully equipped RV pad. The generous Foyer with an organized closet welcomes you inside, where you'll instantly appreciate the tall 9’ ceilings, recessed lighting, and durable laminate flooring throughout. The bright front Den has a large window and could easily be a formal Dining area. An open-concept kitchen shines with SS appliances (New Fridge), granite counters, full-height cabinetry, a coveted pantry, and Breakfast nook that steps out to the 10'x36' back deck. The large Great Room is anchored by a cozy gas fireplace encased in built-ins and a sun-filled window overlooking the private yard. Completing this level is a 2-pc Powder Room, and convenient main-floor laundry w/ 2 Washers (check it out) with upper cabinets to add functionality. Upstairs, a spindled staircase leads to the airy Bonus Room with 9’ ceilings, recessed lights, bright windows w/ a central window with remote blind, and a ceiling fan for year-round comfort. The Primary Suite features a WALK-IN CLOSET, linen storage, and a gorgeous 5-pc tiled Ensuite w/ dual vanities, corner soaker tub & separate shower. Two additional big Bedrooms, a perfectly appointed 4-pc Bath, and Linen Closet complete the upper level with comfort



and privacy in mind. The fully finished basement extends the living space with TWO more BEDROOMS, tall 9' ceilings, a full 4-pc tiled Bathroom, and a large Rec Room "perfect for movie nights or playtime. You'll also find a roomy furnace/storage area and usable space under the stairs. Step outside to your backyard oasis, beautifully landscaped including a Dog Run, Gardens, and Trees, with both an UPPER DECK AND LOWER PATIO w/ gazebo "ideal for entertaining or relaxing. Enjoy the covered front porch, RV pad with full dumping capabilities, and notable additional features of this property include: freshly painted, CENTRAL A/C, a deep HEATED, OVERSIZED & INSULATED Double Attached Garage, and unbeatable access to local amenities "including parks, pathways, golf, schools, shopping, playgrounds, tennis & pickleball courts, and ball diamonds. All just 20 minutes to Calgary and 30 minutes to the airport. Schedule your private viewing before it's too late, this gem will not last long!

Built in 2012

### Essential Information

MLS® #	A2234023
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,262
Acres	0.21
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	30 Hanson Hollow Ne
Subdivision	Hanson Park
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

## Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Additional Parking, Garage Faces Front, See Remarks
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Double Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Dog Run, RV Hookup
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Few Trees, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	DC97

### **Listing Details**

Listing Office	RE/MAX First
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