

# \$774,900 - 6 McIntyre Place Nw, Langdon

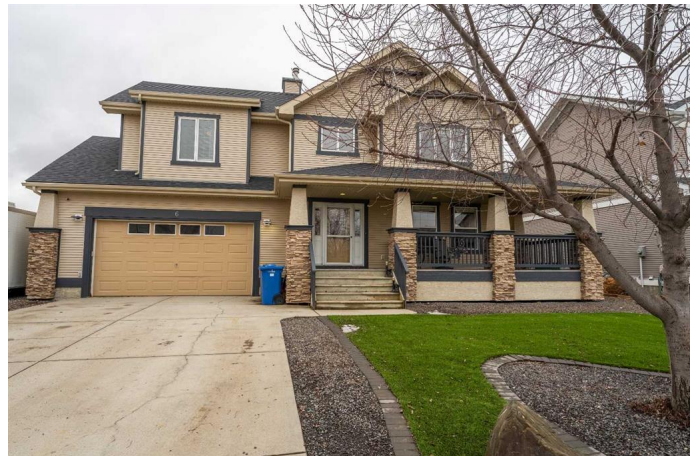
MLS® #A2205861

**\$774,900**

4 Bedroom, 4.00 Bathroom, 2,352 sqft  
Residential on 0.23 Acres

NONE, Langdon, Alberta

WELCOME HOME TO THIS ONE OF A KIND PROPERTY!! Located on an incredible .23 acre lot on a no through road, backing to greenspace with mountain views and no neighbors behind you! This charming 2 story home has a place for everyone and everything featuring 3+1 bedrooms, 4 full bathrooms and an oversize attached garage with RV & extra vehicle parking for up to 7 vehicles! The owners have taken great pride in maintaining the property and many items have been professionally upgraded over the years including new roof in 2023, hot water tank 2023, water softener 2023, walnut hardwood floors, commercial grade cork flooring in upper bedrooms & basement, professionally landscaped zero maintenance yard, and central A/C. The best addition by far is the 3 season sun room where you can comfortably relax and enjoy the view year round. The open concept main floor has an abundance of warmth and character with cozy gas fireplace, large living and dining area for entertaining family and friends plus a main floor office that could be used as a main floor bedroom. The spacious kitchen has been thoughtfully designed with a walk in pantry, full size double door storage closet and a raised eating bar for casual dining. A full 3 piece bathroom with walk-in shower, two more full size closets for storage and laundry room complete the main floor. Upstairs you will find a huge flex/family room area and two good sized bedrooms each with their own walk-in closet, sink and direct



access to the shared Jack & Jill bathroom. The spacious primary bedroom has a large walk-in closet, a 5 piece ensuite bathroom with separate sinks, giant soaker tub and tons of natural light. The fully developed basement is a great space for a family room, home gym or place for older children/parents with a large spare bedroom, 3 piece bathroom and storage. The double attached garage is oversized, drywalled and heated with 120/240-20 circuit electrical panel, cabinets and workbench plus it has a convenient extra mud room/work space which would make a great workshop. There's even hot and cold taps to the backyard. The property has been professionally landscaped and features zero maintenance landscaping, mature trees, perennial's, gazebo with brick patio, 2 oversized garden sheds 20x16 & 10x12, huge side yards with parking for your RV, extra vehicles, and recreational equipment. Need more parking? There is gated access to more parking in the backyard. Walking distance to schools and shopping with easy access to major roadways. You won't find a better property than this!! Don't miss out on this incredible opportunity!

Built in 2005

### **Essential Information**

MLS® #	A2205861
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,352
Acres	0.23
Year Built	2005
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 6 McIntyre Place Nw  
Subdivision NONE  
City Langdon  
County Rocky View County  
Province Alberta  
Postal Code T0J 1X2

### Amenities

Parking Spaces 7  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, 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 Private Yard, Dog Run  
Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Treed, Views, Gazebo, Greenbelt  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 30th, 2025

Days on Market 4  
Zoning DC75

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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