

# \$789,900 - 42 Besse Avenue Nw, Langdon

MLS® #A2198976

**\$789,900**

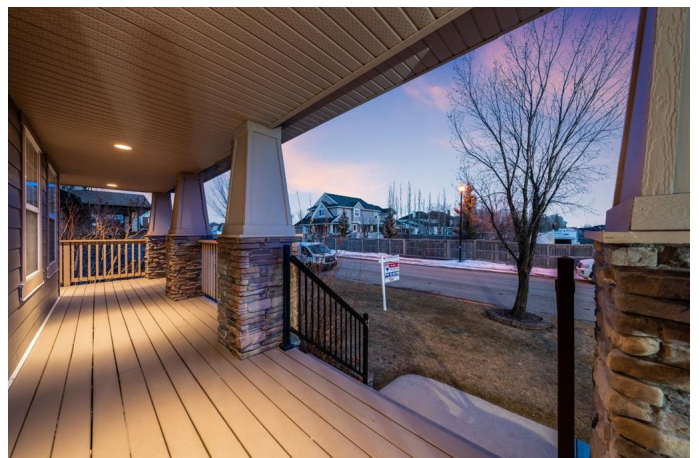
5 Bedroom, 4.00 Bathroom, 2,239 sqft  
Residential on 0.20 Acres

NONE, Langdon, Alberta

Welcome to your dream home nestled in the heart of Langdon, Alberta. This nicely maintained residence exudes thoughtful design and contemporary updates, ensuring both comfort and style.

Upon entering, you're welcomed by a spacious foyer that seamlessly transitions into an open concept living area. Here, the stone-faced fireplace serves as the focal point, radiating warmth and charm. The kitchen, thoughtfully renovated in 2019, features leathered granite countertops, steel appliances, and an expansive dining area which is ideal for both intimate family dinners and larger gatherings. The main floor is further enhanced by a versatile den and a combined laundry/mudroom, adding to the home's functional appeal.

Upstairs, you'll discover a primary suite designed with relaxation in mind. This sanctuary comfortably accommodates a king-sized bed and boasts a new luxurious five-piece ensuite complete with a soaker tub and separate shower. The upper level also houses three other generously sized bedrooms, two of which are connected by a Jack and Jill bathroom, offering ample space and privacy for family members or guests. The 4th bedroom upstairs was converted from a previous Bonus Room and is the perfect space for that as well.



The lower level is an entertainer's delight. It showcases a stunning rock wall with an integrated fireplace, a projection screen TV equipped with 7 speaker surround sound, and a chic wet bar featuring a sink, refrigerator, and wine cooler. For those who prioritize wellness, there's a dedicated exercise room that leads to a spa-like bathroom. This serene space includes a four person infrared sauna and an expansive jetted shower, perfect for unwinding after a workout.

This home has been meticulously cared for and is move in ready.

Embracing Life in Langdon:

Langdon offers a unique blend of rural serenity and urban accessibility. Residents enjoy the peace of countryside living while being just a short drive from Calgary, providing the best of both worlds. The community is known for its strong sense of togetherness, with the Langdon Community Association actively organizing events and programs that foster connections among neighbors. For outdoor enthusiasts, Langdon boasts excellent recreational facilities, including parks, sports fields, and community centers, promoting an active lifestyle. The town also takes pride in its rich heritage, with a history dating back over a century, adding a unique charm to the community. Families will appreciate the excellent educational facilities, such as Langdon School, Sarah Thompson School and the brand new High School, making it an ideal place to raise children.

Embrace the opportunity to be part of this vibrant and welcoming community by making this exceptional house your new home. Book your viewing today!

Built in 2004

## Essential Information

MLS® #	A2198976
Price	\$789,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,239
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	42 Besse Avenue Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Granite Counters, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Wet Bar, Wired for Sound, Breakfast Bar, Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Electric, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Family Room, Mantle
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Storage, Lighting

Lot Description Back Yard, Dog Run Fenced In, Few Trees, Gazebo, Landscaped, Lawn, Rectangular Lot, Street Lighting, Level

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 6th, 2025

Days on Market 7

Zoning DC75

## Listing Details

Listing Office RE/MAX First

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