

\$780,000 - 125 Copeland Close, Langdon

MLS® #A2247520

\$780,000

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.21 Acres

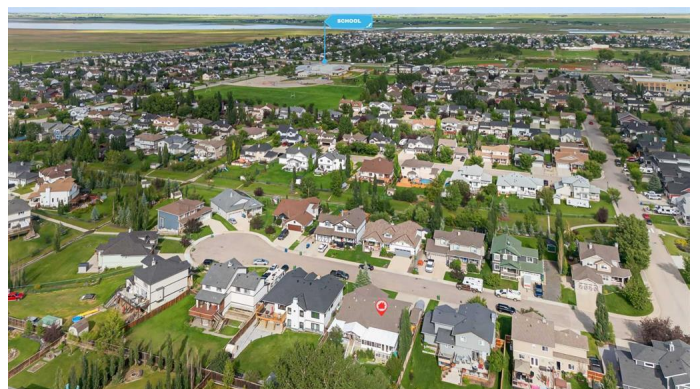
NONE, Langdon, Alberta

125 Copeland Close, Langdon - where space, sunshine, and small-town charm come to meet. Loved by the same family since they had it built, this 1523 sq ft bungalow is set on a massive, beautifully landscaped, sunshine lot that's ready for year-round gatherings. Imagine morning coffee on a large front porch and relaxing in the evenings in one of two, large, 3 season sun rooms. Enjoy grilling on a natural gas BBQ (included), or gathering round a fire pit on a 23 ft circular cement pad. Two 1,000 litre rain collection tanks under the deck, plus a custom built shed makes gardening easy.

Inside the main floor features new hardwood, fresh paint, a bright kitchen with a solar light, and a large walk-in pantry with an upright freezer included. The kitchen boasts a 1 year old fridge/freezer, a gas stove with 220 V power behind and a built in microwave above. The super quiet dishwasher, and trash compactor complete the thoughtful extras. 4 island height bar stools are included.

The main floor laundry has a new washer and dryer. The main floor 3 piece bathroom is conveniently located with garage access.

The main floor also features a bright, versatile office - perfect for working from home, running a small business, or creating a quiet homework space. With its convenient location near the front entrance, it offers both privacy and easy access for clients or guests, without



disturbing the rest of the household.

The oversized primary bedroom has a walk-in closet, 4 piece ensuite bath, and access to one of the sunrooms.

The basement is completely developed with family comfort and entertainment in mind. There are 2 large bedrooms, each with custom features and a generously sized 4 piece bath. There is a craft room and large family room with wet bar and bar fridge included. One of two natural gas fireplaces complete this well planned space.

The oversized attached garage is a handyman's dream with built in cabinets, 220 V wiring, and counter top work space.

Built in 2006

Essential Information

MLS® #	A2247520
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	125 Copeland Close
Subdivision	NONE
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Washer, Window Coverings, Gas Oven, Trash Compactor
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Paved
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	83
Zoning	R1

Listing Details

Listing Office	Real Broker
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