

\$950,000 - 231 Railway Close Se, Langdon

MLS® #A2267585

\$950,000

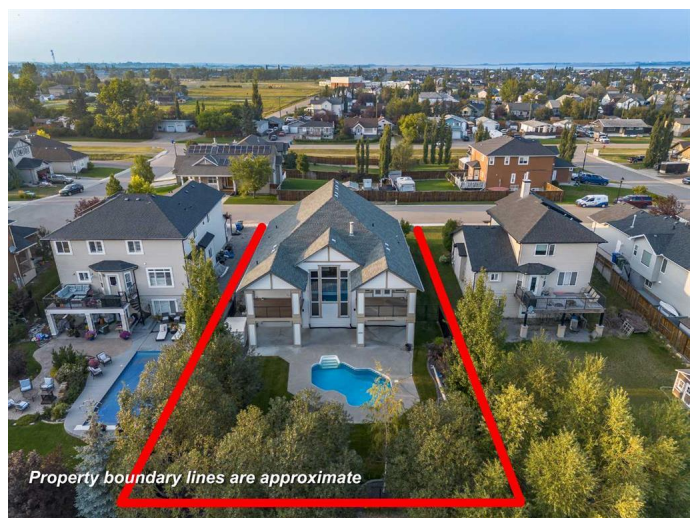
3 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.23 Acres

NONE, Langdon, Alberta

****OPEN HOUSE SUNDAY NOV 2ND 1-3PM****

Welcome to your custom DREAM HOME, perfectly backing onto tranquil GREENSPACE in Langdon! ****This stunning bungalow offers over 3,400 sq. ft. of exquisitely finished living space, complete with a fully developed WALKOUT BASEMENT and a HEATED IN-GROUND POOL!** Situated on a quiet street, this 0.23-acre property is fully landscaped with UNDERGROUND SPRINKLERS and the ultimate backyard OASIS! ****At the heart of the home, the GOURMET KITCHEN features pristine white cabinetry, granite countertops, a spacious island with built-in microwave and wine storage, plus a butler's™ pantry, convenient mudroom, and stylish half bath.** Need a break from cooking? Step out onto one of TWO SUN-FILLED SOUTH-FACING BALCONIES, perfect for morning coffee or evening cocktails. ****The living room makes a striking impression with its soaring 2-STORY FLOOR TO CEILING WINDOWS and a gorgeous STONE-SURROUND FIREPLACE.** Rich HARDWOOD flooring flows seamlessly through the open-concept kitchen, dining, and living areas, creating warmth and elegance. ****Host memorable gatherings in the formal dining room, enhanced by SOARING 10' CEILINGS and elegant lighting. **The primary suite is a luxurious retreat, offering a SPA-LIKE 5PC ENSUITE with HEATED FLOORS, a SOAKER TUB, expansive DUAL SHOWER and a custom walk-in closet.** From here, step out onto your SECOND sun-filled



south-facing balcony where BREATHTAKING VIEWS set the stage for relaxing evenings.

****The walkout lower level is equally impressive, showcasing ACID-ETCHED HEATED FLOORS, a FULL WET BAR, and a state-of-the-art MEDIA ROOM complete with THEATRE SEATING. Two additional bedrooms, a 3-piece bath, oversized laundry room, and a SPACIOUS PRIVATE OFFICE provide comfort and versatility. Step outside to the beautifully landscaped BACKYARD with cement patio, IN-GROUND POOL and no rear neighboursâ€”perfect for poolside entertaining. **The triple-car garage with IN-FLOOR HEATING ensures practicality, luxury and convenience. **Love where you liveâ€”summers by the POOL, winters by the FIRE, and a truly amazing home built for FAMILY gatherings or entertaining! Don't miss this AMAZING opportunity!****

Built in 2009

Essential Information

MLS® #	A2267585
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.23
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	231 Railway Close Se
Subdivision	NONE

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	R-URB

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.