# $749,900 - 67 Mckinnon Street Nw, Langdon

MLS® #A2206217
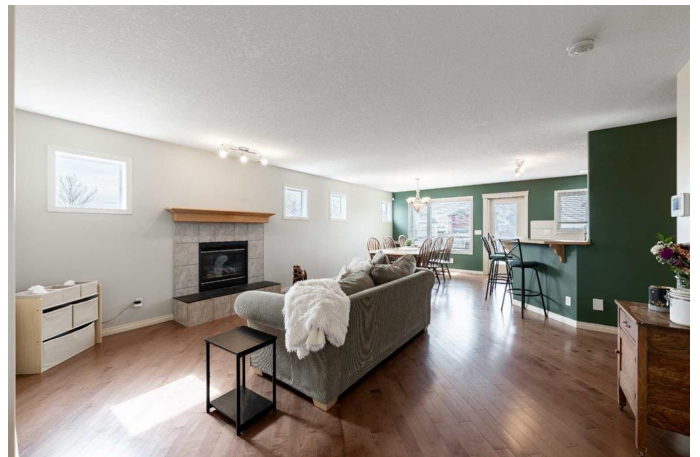
## $749,900

4 Bedroom, 4.00 Bathroom, 2,285 sqft
Residential on 0.21 Acres

NONE, Langdon, Alberta





Welcome to this gorgeous two-story home on a 0.21-acre corner lot in an established neighborhood. From the outside, this home has undeniable curb appeal. Beautiful high ceilings in the open front entry creates an instantly inviting atmosphere. The main floor features a cozy living room with gas fireplace, and new hardwood floors (2020) that lead into a spacious kitchen with maple cabinets, a raised eating bar, built-in desk area, and walk-in pantry.  The dining area is bathed in natural light from south- and west-facing windows, and patio doors open to a generous deck, great for family barbecues or just relaxing outside. To round out the main floor, thereâ€™s a bright office/den, a two-piece bathroom, and laundry room. Up the split staircase, to one side is the large primary bedroom with walk-in closet and five-piece ensuite with soaker tub, separate shower, and dual sinks. The sunny bonus room is perfect for family fun or movie nights, and two more well-sized bedrooms that share a Jack-and-Jill bathroomâ€"ideal for kids or guests. The fully developed basement (renovated in 2022) is made for entertaining, and features a huge fourth bedroom, three-piece bathroom, and plenty of storage. As well as a new hot water tank in 2024. Water softener and Central Vac with accessories included. The oversized double garage is insulated for year-round comfort, and the large, fenced yard has room for kids to play, RV parking, or even a second garage. Thereâ€™s also a dog run and

sizeable garden bed for growing your own vegetables. This home is ideal for a growing family. Why choose Langdon? With itâ€™s peaceful vibe and short commute to Calgary, Langdon has everything you want, including two elementary schools, a brand-new high school, parks, walking trails, ball diamonds, emergency services, dining, shops, a golf course, and friendly welcoming neighbours. Call today to schedule your viewing!

Built in 2004

## Essential Information

| | |
|---|---|
| MLS® # | A2206217 |
| Price | $749,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,285 |
| Acres | 0.21 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 67 Mckinnon Street Nw |
| Subdivision | NONE |
| City | Langdon |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0J 1X2 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Garage Faces Rear |

| # of Garages | 2 |

## Interior

| Interior Features | No Smoking Home, Pantry, Vinyl Windows, Sump Pump(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| Exterior Features | Other |
| Lot Description | Back Yard, Irregular Lot, Landscaped, Lawn, Level, Corner Lot |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| Date Listed | March 29th, 2025 |
| Days on Market | 41 |
| Zoning | DC75 |

## Listing Details

| Listing Office | RE/MAX First |