

# \$399,900 - 215 Sandford Place Nw, Langdon

MLS® #A2226783

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,299 sqft  
Residential on 0.07 Acres

NONE, Langdon, Alberta

Perfect home for 1st time buyers or young families! This 3-bedroom, 2.5 bath semi-detached home sits on a desirable corner lot and is in excellent condition, offering comfort, space, and modern finishes throughout.

Step inside to a bright and spacious main floor with **HARDWOOD** and carpeted flooring, a generous living area, and a stylish kitchen featuring **GRANITE** countertops, a large centre island, rich dark cabinetry, and a walk-in pantry. The open-concept dining area includes **OVERSIZED** sliding doors leading to your private backyard, perfect for entertaining or relaxing outdoors.

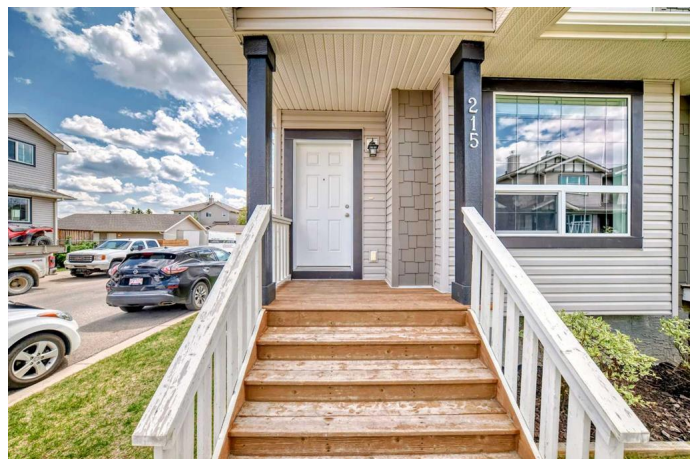
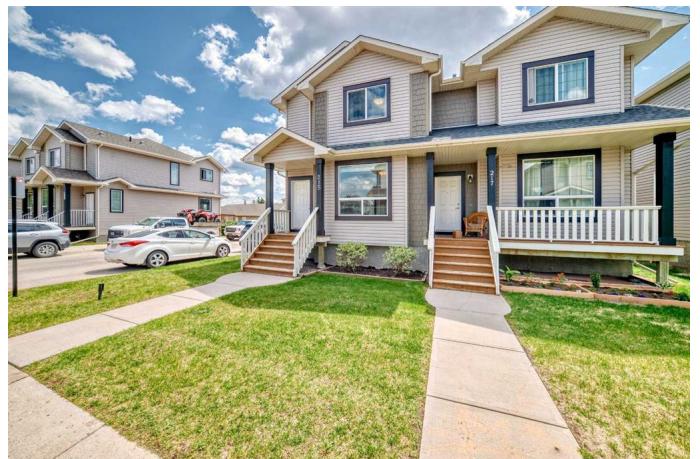
Upstairs, you'll find a thoughtfully designed layout with a primary bedroom, complete with a walk-in closet and a 4-piece ensuite, plus two additional bedrooms, a 4 pc main bath, and convenient upper-level laundry.

The unfinished basement offers endless possibilities for future development or extra storage. Outside, enjoy the benefits of a detached double garage (insulated) and fresh new paint throughout the home.

Located in the family-friendly and fast-growing community of Langdon, this move-in-ready townhome is a must-see!

Built in 2013

## Essential Information



MLS® #	A2226783
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	215 Sandford Place Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
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Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	35
Zoning	DC75

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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