

# \$669,900 - 3 Lloyd Crescent Ne, Langdon

MLS® #A2200323

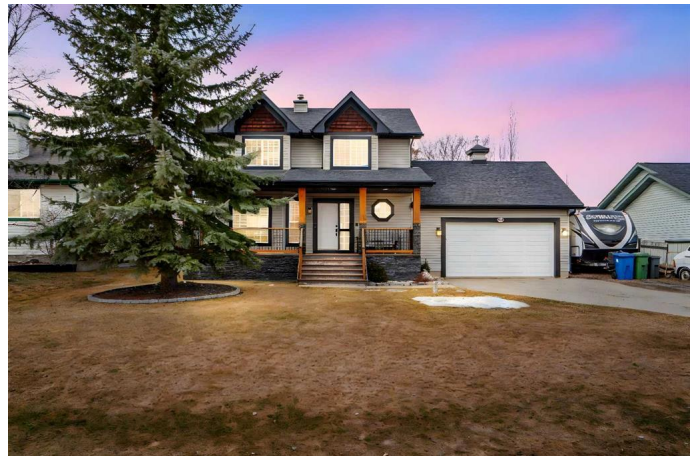
**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,561 sqft  
Residential on 0.25 Acres

NONE, Langdon, Alberta

Nestled in the heart of Langdon, just 20 minutes from Calgary, this remarkable two-story home sits on an expansive .25-acre lot, offering a perfect blend of space, comfort, and charm. With incredible curb appeal, the picturesque front yard includes mature trees, lush landscaping, and a welcoming front porch, making it an inviting retreat from the moment you arrive. The beautifully landscaped backyard is a true oasis, designed for both relaxation and entertaining. A large deck provides plenty of space for summer barbecues, while the built-in fire pit is perfect for cozy evenings under the stars.

Underground sprinklers keep the lawn lush, and the raised garden beds and flower beds add a touch of natural beauty. Mature trees offer privacy and shade, and a garden shed provides convenient storage for tools and outdoor essentials. Inside, the open-concept main floor is bright and inviting, with large windows filling the space with natural light. The great room features a cozy fireplace, creating a warm and welcoming atmosphere. The spacious kitchen is designed for both functionality and style, offering an island, plenty of cabinetry, and ample counter space, making meal preparation effortless. Upstairs, three generously sized bedrooms provide plenty of space for family and guests. The primary bedroom features a walk-in closet and a private ensuite. The oversized double, heated garage offers ample space for vehicles, storage, and a workbench, making it



ideal for hobbyists or those needing extra room for equipment and gear and there is also RV parking next to the garage. Located in a quiet, family-friendly neighborhood, this home provides the perfect balance of small-town charm and modern convenience. With schools, parks, shops, and essential amenities just minutes away, this is a rare opportunity to enjoy a spacious home with an incredible outdoor lifestyle, all within a short drive to Calgary.

Built in 1998

### Essential Information

MLS® #	A2200323
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.25
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Lloyd Crescent Ne
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

### Amenities

Parking Spaces	5
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Parking Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, RV Access/Parking, Workshop in Garage

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Track Lighting

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed March 22nd, 2025

Days on Market 15

Zoning R-1

### Listing Details

Listing Office Royal LePage Benchmark

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