

# \$764,900 - 57 Copeland Avenue N, Langdon

MLS® #A2208470

**\$764,900**

4 Bedroom, 4.00 Bathroom, 2,671 sqft  
Residential on 0.21 Acres

NONE, Langdon, Alberta

Welcome to this exceptional home, offering over 3800 square feet of beautifully finished living space, nestled on a .21 acre pie-shaped lot with no homes behind, situated next to a scenic pond!

As you step inside, you'll immediately notice the impressive 9-foot ceilings that provide an estate level finish and a bright, open feel throughout the main floor. The kitchen is a standout feature, showcasing quality oak cabinetry, stone countertops, and a high-end Café appliance package. With ample storage space and a convenient walk-through pantry, it's perfect for both cooking and entertaining. The kitchen flows seamlessly into a well thought out breakfast nook and spacious living room, where a cozy gas fireplace serves as the focal point—a perfect space for family gatherings. This level also includes a formal dining room/front living room, a half bath, and a thoughtfully designed office space just inside the front entry. Heading up the large center staircase, you'll find three generously sized bedrooms, a functional 4-piece bath, top-floor laundry, and a versatile bonus room. The expansive primary retreat is a true sanctuary, featuring a walk-in closet and a luxurious 5-piece ensuite with a corner soaker tub, a stand-alone shower, dual sinks, and a dedicated makeup counter. Thanks to the open space beside and behind the home, natural light floods the large windows on both levels, while still providing the privacy often



lacking in newer developments.

The fully finished basement adds even more value to this home, with a fourth bedroom, a 3-piece bath, and a large family room with a wet bar—ideal for a games room or a comfortable space to gather with friends and watch the big game.

Step outside, and you'll appreciate the substantial exterior upgrades, including premium vinyl siding and Class 4 impact resistant shingles, both installed just a few years ago, and an oversized driveway to accommodate trailer parking . The pie-shaped lot offers a functional backyard, complete with a gravel seating area perfect for outdoor fires, a large deck, and still plenty of space for a trampoline and garden boxes.

With its generous square footage, convenient location with a bike path at your doorstep, schools just down the street, and being nestled beside the pond in one of Langdon's most established neighbourhoods, this home truly offers something special. Don't miss out—schedule your private viewing today!

Built in 2006

### **Essential Information**

MLS® #	A2208470
Price	\$764,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,671
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 57 Copeland Avenue N  
Subdivision NONE  
City Langdon  
County Rocky View County  
Province Alberta  
Postal Code T0J 1X2

### Amenities

Parking Spaces 6  
Parking Double Garage Attached, Heated Garage  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Double Vanity, Stone Counters, Storage, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 8  
Zoning DC75

## Listing Details

Listing Office            Boutique Real Estate Group Inc.

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