

\$774,900 - 207 Railway Close Se, Langdon

MLS® #A2239215

\$774,900

4 Bedroom, 3.00 Bathroom, 2,573 sqft

Residential on 0.23 Acres

NONE, Langdon, Alberta

This elegant and stately 2 story walk up is located on a spacious & beautifully landscaped lot backing onto a walking path in the charming hamlet of Langdon. The stunning curb appeal sets the tone for this immaculate home with its stone facade, vaulted front entrance and secluded porch which is surrounded by mature trees. As you step inside youâ€™ll be wowed by the soaring ceilings in the formal living area as well as the grand staircase with custom wrought iron railings. The spacious & functional layout of this home is designed to accommodate large scale entertaining yet it has warm and intimate areas for everyday family life. The large formal living room is open to the dining area with a convenient wet bar. Fall in love with your chefâ€™s kitchen where youâ€™ll enjoy ceiling height cabinetry, gleaming stainless steel appliances, a centre island, granite counters and a walk in pantry. The kitchen is open to the inviting family room where youâ€™ll enjoy the comfort and convenience of a gas fireplace. A breakfast nook with big windows and access to your back deck is perfectly located between the two rooms. A private home office, laundry room and 2 pc powder room complete this level. Upstairs youâ€™ll find a grand total of 4 bedrooms including the luxurious primary retreat with double entry doors, a 5 pc ensuite and large walk in closet. The other 3 bedrooms are generously sized and they share the main bath. The open to below design creates a



dramatic and spacious feel. You can expand your living space at your leisure in the unspoiled walk up basement. If youâ€™ve got kids they are going to love the hockey area that is currently set up there. This home comes with tons of upgrades including central air conditioning to keep you comfortable in the summer months. The expansive West facing yard is lush and beautiful with mature trees including your very own apple tree, plenty of garden space to grow your own vegetables, a fire pit area to relax with friends and family plus there is still tons of room for kids and pets to play. There is also RV parking and the possibility to add a second garage. Finally youâ€™ll love the convenience and luxury of the attached double garage with epoxy floors. This incredible home is ideally located close to schools, shopping, walking paths and more. You are going to love living in Langdon!

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2239215 |
| Price | \$774,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,573 |
| Acres | 0.23 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 207 Railway Close Se |
| Subdivision | NONE |

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

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Dog Run |
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Lawn, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 18th, 2025 |
| Days on Market | 3 |
| Zoning | R-URB |

Listing Details

| | |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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.