

\$755,000 - 9 Dain Place N, Langdon

MLS® #A2236931

\$755,000

3 Bedroom, 3.00 Bathroom, 2,233 sqft

Residential on 0.23 Acres

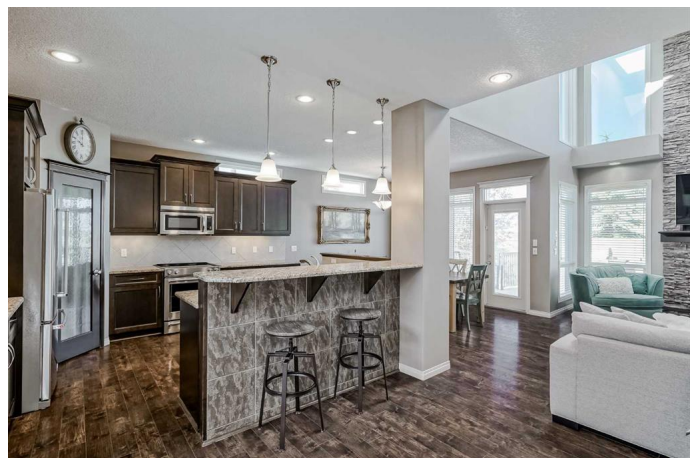
NONE, Langdon, Alberta

This spectacular two-storey open concept home offers over 2,200 sq. ft. of beautifully designed living space, situated on an oversized 0.23-acre pie-shaped lot in a quiet family-friendly cul-de-sac—just a short walk to Langdon School. From the moment you step inside, you™re welcomed by soaring 18-foot ceilings in the formal living room, highlighted by two large skylights and a custom floor-to-ceiling stone fireplace. Expansive windows frame breathtaking views of the mountains, flooding the space with natural light and creating a warm, inviting atmosphere.

The unique main floor layout features an oversized primary suite with a spacious walk-in closet and a luxurious 5-piece ensuite, complete with a deep soaker tub and dual vanities. Just off the primary suite, you™ll find a gourmet kitchen ideal for entertaining, boasting a large raised island, granite countertops, upgraded stainless steel appliances, and rich maple cabinetry. A versatile formal dining room or den, along with a large laundry/mudroom that leads to the oversized double garage, completes the main level.

Upstairs, the open staircase leads to two generous bedrooms, a full 4-piece bathroom, and a bright open loft space—perfect as a home office or relaxation area.

Outside, the home continues to impress with exceptional curb appeal and a beautifully landscaped backyard. An expansive 15'0" x



26'4" rear deck offers the perfect space for outdoor dining and entertaining, complete with a built-in BBQ shelter. The massive backyard also includes underground sprinklers and a 13'0" x 96'0" RV parking pad—ideal for all your toys or additional vehicles.

Additional highlights include central air conditioning for year-round comfort, a new roof installed in April 2022, a new furnace added in February 2020 with annual service records, and a new hot water tank installed in March 2023. This meticulously maintained home offers the perfect balance of luxury, functionality, and location—an exceptional opportunity for any discerning buyer. Book your private viewing today!

Built in 2007

Essential Information

MLS® #	A2236931
Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,233
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Dain Place N
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta

Postal Code T0J 1X2

Amenities

Parking Spaces 7

Parking Double Garage Attached, Parking Pad, Gated, RV Access/Parking

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Skylight(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Brick Facing

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line, Dog Run

Lot Description Cul-De-Sac, Landscaped, Lawn, Underground Sprinklers, Dog Run Fenced In, Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Days on Market 26

Zoning RC1

Listing Details

Listing Office eXp Realty

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.