

# \$899,900 - 41 Copeland Avenue, Langdon

MLS® #A2242310

**\$899,900**

6 Bedroom, 4.00 Bathroom, 3,249 sqft

Residential on 0.25 Acres

NONE, Langdon, Alberta

Exceptional Custom Family Home Backing  
Onto a Scenic Pond with Fountain.

Discover the perfect blend of luxury, space, and functionality in this stunning custom-built family home nestled in a tranquil setting with picturesque views of a serene pond and fountain. With over 3,000 sq. ft. of thoughtfully designed living space, this home offers everything your growing family needs—and more!

Step inside to soaring 10-foot ceilings on the main floor and 9-foot ceilings upstairs, creating a sense of openness and elegance throughout. The heart of the home is the updated gourmet kitchen, complete with granite countertops, stainless steel appliances, a massive island, and an abundance of custom cabinetry—flowing effortlessly into a spacious dining room ideal for family gatherings, perfect for hosting and daily living. The sunken living room adds character and comfort.

Upstairs, you'll find five oversized bedrooms, including a luxurious primary suite with a private balcony, and spa-inspired ensuite featuring a jetted tub and steam shower. A sixth large bedroom is located in the fully developed basement, which also boasts in-floor heating for year-round comfort.

Enjoy the outdoors from your  
maintenance-free deck or gather around the



backyard fire pit under the stars. The immaculately landscaped yard includes underground sprinklers and irrigated garden beds, making it easy to maintain your personal oasis.

Additional highlights include:

Heated triple attached garage with 9-foot doors

3 full bathrooms plus a convenient half bath.

Two furnaces, two air conditioners, two hot water tanks, and two sump pumps for optimal efficiency.

Roof replaced in 2018.

This extraordinary home truly has it all—space, luxury, and a premium location backing onto nature with rural views and privacy. Don’t miss your opportunity to make this dream home yours!

Built in 2004

**Essential Information**

MLS® #	A2242310
Price	\$899,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,249
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

### Community Information

Address	41 Copeland Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond

### Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Sump Pump(s), Stone Counters, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Oven-Built-In, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	52

Zoning DC75

Listing Details

Listing Office RE/MAX Key

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.