# \$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 needsâ€"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 cabinetryâ€" 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 allâ€"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 98

Zoning DC75

## **Listing Details**

Listing Office RE/MAX Key

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