

# \$719,900 - 23 Barber Street Nw, Langdon

MLS® #A2254849

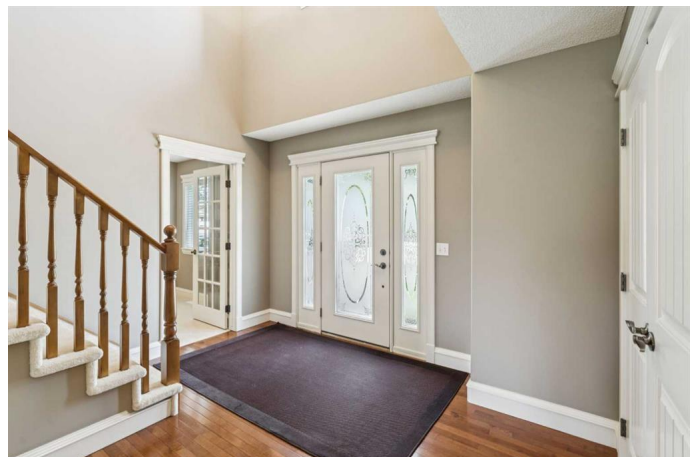
**\$719,900**

4 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.21 Acres

NONE, Langdon, Alberta

Welcome to the Perfect Family Home – Style, Space & Comfort for Everyone! This beautifully maintained and thoughtfully designed home is sure to impress every member of the family. From the moment you step inside, the open-concept layout welcomes you with warmth and space, ideal for both daily living and entertaining. At the front of the home, a spacious sun-filled office provides the perfect place to work or study, featuring large windows that let in plenty of natural light. Gorgeous hardwood flooring flows throughout the main level, enhancing the sense of elegance and continuity. The heart of the home – the chef’s kitchen – will delight with its abundance of cabinetry and counter space, along with upscale newer appliances, including a premium induction oven. Whether you're preparing a family dinner or hosting friends, this kitchen is built to perform. The cozy yet sophisticated living room offers a stunning fireplace flanked by custom built-in shelving – perfect for displaying your cherished memories and treasures. Upstairs, retreat to the expansive primary suite, complete with three oversized windows, a generous walk-in closet, and a luxurious 4-piece ensuite. Two additional well-sized bedrooms offer comfort and flexibility for family, guests, or hobbies. The fully finished basement adds even more value, featuring a large recreation space, fourth bedroom, full 4-piece bathroom, and versatile areas for a games room, home gym, or movie nights. And



yes, all permits are in place. Step outside to your west-facing backyard oasis, where a spacious deck and huge yard provide endless possibilities – from relaxing evenings to hosting summer gatherings. And for the garage enthusiast, this one is unmatched – a tandem triple garage, fully finished and heated, complete with polysparitic flooring, 220V power, built-in cabinetry, air compressor, and fridge. You™ll be the envy of the neighborhood! Additional highlights include: Central air conditioning, Integrated home audio system, Reverse osmosis water system in the kitchen, Newer roof, Newer Sump pump, Upgraded washer & dryer, freshly painted with modern colors. Don™t miss the chance to make this incredible home yours – schedule your showing today and experience the perfect blend of style, function, and comfort!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254849    |
| Price          | \$719,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,835       |
| Acres          | 0.21        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Barber Street Nw |
| Subdivision | NONE                |

|             |                   |
|-------------|-------------------|
| City        | Langdon           |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0J 1X2           |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 5                                                                  |
| Parking        | Driveway, Heated Garage, Insulated, Tandem, Triple Garage Attached |
| # of Garages   | 3                                                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)                             |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 59                  |
| Zoning         | DC-75               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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