

WELCOME TO LANGDON



SINGLE FAMILY | 1,615sq ft | 4 BEDROOMS | 3 BATHROOMS



20 Cowan Street NW

This BRAND NEW bungalow has over 3000 sq ft of finished space, is on a corner lot, and is located in a mature neighbourhood on a quiet street with a mountain view! On ¼ acre lot, this property has lots of yard space and parking. There is a total of 4 BEDROOMS, 3 BATHROOMS and a fully soundproofed OFFICE. This open concept home also has an attached triple car garage; one garage bay is equipped with a door on both sides so you can drive a lawnmower straight into your back yard! This home also has 200amp electrical service. Entering this BEAUTIFUL NEW home, you will find a large, tiled foyer with access to the front yard, back yard, and garage. As it is OPEN CONCEPT, the main floor living space is GRAND with its VAULTED CEILING, HARDWOOD flooring, gas FIREPLACE, and GORGEOUS kitchen with huge island. This is a great space to ENTERTAIN! There is a large walk-in pantry with a coffee bar and tons of shelving. Another bonus is the main floor laundry room with even more built-in shelving providing a ton of storage space. The living room is super COZY with the gas fireplace and stone surround. From here you can also appreciate the MOUNTAIN VIEW! In the PRIMARY BEDROOM there is also a vaulted ceiling, nice plush carpet and a STUNNING ENSUITE that has in-floor heat. The HUGE walk-in shower has custom tiling. The ensuite has a double vanity and leads into the AMAZING WALK-IN CLOSET. There is another full bathroom and bedroom on the main floor. FULLY developed and finished with no expense spared, the basement has big windows, and thus lots of NATURAL LIGHT. With INFLOOR HEAT throughout, each room is equipped with its own zone / thermostat. There are also 2 LARGE BEDROOMS, a SOUNDPROOFED OFFICE, and a BEAUTIFUL bathroom, and a second living space down here. Not to mention the HUGE utility room and second storage room. With in-floor heat throughout as well as upgraded plush carpet, this basement does not have a basement feel. Much thought has been put into this NEW HOME! The basement comes complete with an interior WATERPROOFING system. The HUGE BACK DECK is the perfect place to hang out with family and friends! There are built-in speakers, a gas line to the deck that would accommodate a large outdoor heater, and plenty of room for a hot tub! Conveniently there is also a large doggie door into the foyer. The exterior has been upgraded to James Hardie cement board siding; the house INCLUDES all appliances which are brand new. There is also a water softener and with the water supply coming from a well, there is no fee for water. A pipe has been installed to ready this home for future solar panels. This place comes with NEW HOME WARRANTY through National Home Warranty. Come and view this AMAZING property for yourself! In a QUIET town / neighbourhood with lots of amenities this property is a great place to call HOME, especially with close proximity to Calgary! **MLS® #A2020306**



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StoneMere
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20 Cowan Street NW

Detached House

Possession: **Negotiable**

Neighbourhood: **Langdon**

Built in: **New Building**

Exterior: **Concrete, Stone**

Construction: **Poured concrete, Wood frame**

Parking: **Concrete, Garage, Heated Garage, Attached Garage (3)**

Main Level

Dining Room: 17.92 Ft x 9.92 Ft
 Kitchen: 12.42 Ft x 16.83 Ft
 Living Room: 13.67 Ft x 13.42 Ft
 Primary Bedroom: 14.75 Ft x 13.00 Ft
 Bedroom: 11.83 Ft x 9.25 Ft

Basement Level

Bedroom: 12.00 Ft x 13.33 Ft
 Bedroom: 16.58 Ft x 12.75 Ft
 Game Room: 18.92 Ft x 25.00 Ft

Appliances Included: Refrigerator, Water softener, Range - Electric, Dishwasher, Microwave, Hood Fan, Garage door opener, Washer & Dryer

Features: Back lane, PVC window, No Animal Home, No Smoking Home



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