

# \$764,900 - 57 Copeland Avenue N, Langdon

MLS® #A2208470

**\$764,900**

4 Bedroom, 4.00 Bathroom, 2,671 sqft

Residential on 0.21 Acres

NONE, Langdon, Alberta

Welcome to this exceptional home, offering over 3800 square feet of beautifully finished living space, nestled on a .21 acre pie-shaped lot with no homes behind, situated next to a scenic pond!

As you step inside, you'll immediately notice the impressive 9-foot ceilings that provide an estate level finish and a bright, open feel throughout the main floor. The kitchen is a standout feature, showcasing quality oak cabinetry, stone countertops, and a high-end Café appliance package. With ample storage space and a convenient walk-through pantry, it's perfect for both cooking and entertaining. The kitchen flows seamlessly into a well thought out breakfast nook and spacious living room, where a cozy gas fireplace serves as the focal point—a perfect space for family gatherings. This level also includes a formal dining room/front living room, a half bath, and a thoughtfully designed office space just inside the front entry. Heading up the large center staircase, you'll find three generously sized bedrooms, a functional 4-piece bath, top-floor laundry, and a versatile bonus room. The expansive primary retreat is a true sanctuary, featuring a walk-in closet and a luxurious 5-piece ensuite with a corner soaker tub, a stand-alone shower, dual sinks, and a dedicated makeup counter. Thanks to the open space beside and behind the home, natural light floods the large windows on both levels, while still providing the privacy often



lacking in newer developments.

The fully finished basement adds even more value to this home, with a fourth bedroom, a 3-piece bath, and a large family room with a wet bar—ideal for a games room or a comfortable space to gather with friends and watch the big game.

Step outside, and you’ll appreciate the substantial exterior upgrades, including premium vinyl siding and Class 4 impact resistant shingles, both installed just a few years ago, and an oversized driveway to accommodate trailer parking . The pie-shaped lot offers a functional backyard, complete with a gravel seating area perfect for outdoor fires, a large deck, and still plenty of space for a trampoline and garden boxes.

With its generous square footage, convenient location with a bike path at your doorstep, schools just down the street, and being nestled beside the pond in one of Langdon’s most established neighbourhoods, this home truly offers something special. Don't miss out—schedule your private viewing today!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208470    |
| Price          | \$764,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,671       |
| Acres          | 0.21        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

Status                      Active

### Community Information

Address                    57 Copeland Avenue N  
Subdivision              NONE  
City                        Langdon  
County                    Rocky View County  
Province                 Alberta  
Postal Code              T0J 1X2

### Amenities

Parking Spaces        6  
Parking                  Double Garage Attached, Heated Garage  
# of Garages            2

### Interior

Interior Features      Ceiling Fan(s), Double Vanity, Stone Counters, Storage, Walk-In Closet(s), Wet Bar  
Appliances             Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating                 Forced Air  
Cooling                 None  
Fireplace                Yes  
# of Fireplaces        1  
Fireplaces              Gas  
Has Basement          Yes  
Basement                Finished, Full

### Exterior

Exterior Features      Private Yard  
Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Pie Shaped Lot  
Roof                      Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

### Additional Information

Date Listed              April 4th, 2025  
Days on Market        18  
Zoning                    DC75

**Listing Details**

Listing Office                      Boutique Real Estate Group Inc.

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.