

# \$385,000 - 8 Van Horn Court Nw, Langdon

MLS® #A2236620

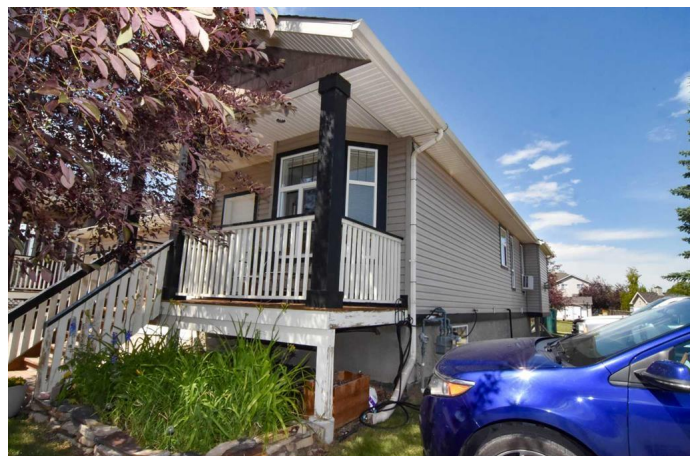
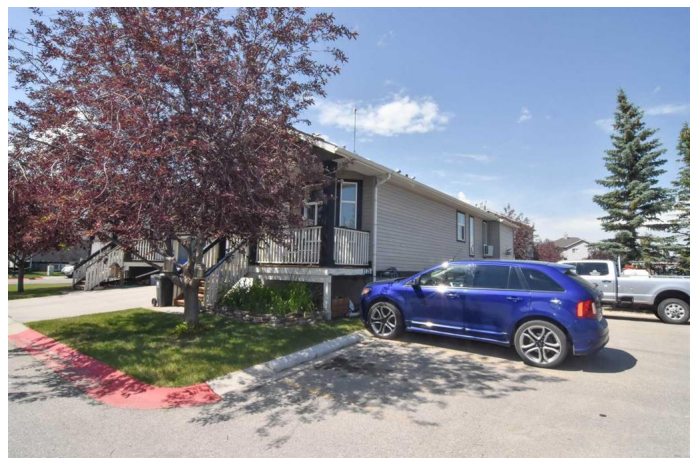
**\$385,000**

2 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.08 Acres

NONE, Langdon, Alberta

Welcome to 8 Van Horn Court, a beautifully maintained bungalow nestled on a quiet cul-de-sac, offering over 1,440 sq ft of thoughtfully designed living space and a single attached garage, perfect for growing families or anyone seeking both comfort and convenience. Step inside to rich hardwood floors and an abundance of natural light that fills the home from the many surrounding windows. The main level boasts a spacious den ideal for a home office or study, a generously sized primary bedroom complete with a walk-in closet and luxurious 5pc ensuite featuring a soaker tub, glass-enclosed shower, and dual-sink vanity. The elegant kitchen is equipped with granite countertops and a central island, seamlessly connecting to the cozy living room with a gas fireplace and custom built-in media center, with direct access to the rear deck. A tucked-away guest bathroom and convenient laundry area complete the main floor. Downstairs, the partially finished basement offers exceptional versatility with a massive open rec room/living space awaiting your final touch, along with a finished bedroom and a 4pc bathroom featuring a tub/shower combo. Outside, enjoy the spacious deck and a fully fenced, south-facing backyard, perfect for summer BBQs, family gatherings, or relaxing mornings. Ideally located within walking distance to schools, parks, shopping, dining, and more, this move-in-ready home combines suburban tranquility with everyday convenience.



Donâ€™t miss your opportunity, schedule your private showing today!

Built in 2007

### Essential Information

MLS® #	A2236620
Price	\$385,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	8 Van Horn Court Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s),

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, ICF Block

## Additional Information

Date Listed	July 4th, 2025
Days on Market	1
Zoning	N/A

## Listing Details

Listing Office	RE/MAX House of Real Estate
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