

# \$799,000 - 55 Langlaw Drive, Cambridge

MLS® #X12348374

**\$799,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Cambridge, Ontario

**\*\*Spacious Family Home in Desirable East Galt\*\*** Welcome to 55 Langlaw Dr, a well-maintained 4-bedroom, 3-bathroom detached home in Cambridges sought-after East Galt neighbourhood. This property offers a functional layout, modern conveniences, and plenty of room for a growing family. **\*\*Bright & Functional Main Floor\*\*** Step into a welcoming foyer with ceramic flooring leading to a sun-filled living room overlooking the front yard. The kitchen features fridge, stove, built-in microwave, dishwasher, and a double sink, opening to a cozy dining area with walk-out to the deck. A spacious family room with fireplace and backyard views is perfect for gatherings. The main level also includes a 2-pc powder room and a mudroom with garage access. **\*\*Comfortable Upper Level Retreat\*\*** Upstairs, the primary bedroom offers a double closet, ceiling fan, and a 4-pc ensuite. Three additional bedrooms provide ample space, each with closets and large windows. A full 4-pc main bathroom completes this level. **\*\*Finished Basement for Extra Living Space\*\*** The lower level includes a large rec room, laundry room with washer, dryer, and laundry tub, plus a utility room - ideal for storage or hobbies. **\*\*Outdoor Enjoyment\*\*** The backyard offers space for outdoor dining, gardening, and family fun, with direct access from the dining room walk-out. **\*\*Prime Location\*\*** Close to schools, parks, shopping, and transit, with easy access to major routes for commuting. (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12348374     |
| Price      | \$799,000     |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 55 Langlaw Drive |
| Subdivision | N/A              |
| City        | Cambridge        |
| Province    | Ontario          |
| Postal Code | N1P1J1           |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Park, Place of Worship |
| Features       | Sump Pump                                     |
| Parking Spaces | 3                                             |
| Parking        | Garage                                        |
| # of Garages   | 1                                             |

## Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                    |
| Cooling      | Central air conditioning                                  |
| Fireplace    | Yes                                                       |
| # of Stories | 2                                                         |
| Has Basement | Yes                                                       |

## Exterior

|                 |                                |
|-----------------|--------------------------------|
| Exterior        | Vinyl siding                   |
| Lot Description | 32.5 x 111.9 FT under 1/2 acre |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | CITYSCAPE REAL ESTATE LTD. |
|----------------|----------------------------|



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