



THE
A-TEAM

**RE/MAX
FIRST**

516 NORTHERN LIGHTS Place, Langdon T0J 1X2

MLS® #: **A2107980**

Area: **NONE**

Listing Date: **02/16/24**

List Price: **\$741,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,649 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,134**

Low Sqft:

Ttl Sqft: **2,134**

DOM

93

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Driveway,On Street,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	9`0" x 10`0"	Great Room	Main	14`0" x 15`4"
Pantry	Main	5`8" x 8`0"	Den	Main	9`0" x 9`6"
2pc Bathroom	Main	5`0" x 5`2"	Bedroom - Primary	Upper	14`0" x 16`0"
5pc Ensuite bath	Upper	16`6" x 9`6"	Bedroom	Upper	10`2" x 12`0"
Bonus Room	Upper	12`0" x 15`4"	4pc Bathroom	Upper	8`6" x 7`8"
Bedroom	Upper	12`2" x 10`0"	Laundry	Upper	9`10" x 7`6"
Kitchen	Main	10`10" x 10`8"	Walk-In Closet	Upper	6`4" x 11`0"

Title:
Fee Simple

Zoning:
R-MID

Legal Desc: **2111497**

Remarks

Pub Rmks: **Welcome home to The Aspen; presented by Broadview Homes. This beautiful home features 2134 square feet of modern living space, starting with the open concept Main Floor. Entering through the Foyer or Walk-through Mudroom and Pantry, you will find the well-appointed Kitchen with a large centre island, Great Room with Gas Fireplace, and Dining Nook with patio access a warm and welcoming main living space. The chef's kitchen is finished with stainless steel appliances, soft close cabinetry and 42" uppers to the ceilings. The Main Floor is also home to a convenient Flex Room and Powder Room. A wide stairway leads upstairs to the Bonus Room, Laundry, and Main Bathroom. The 3 spacious bedrooms include your primary bedroom; with gracious 5-piece ensuite, separate water closet, and roomy Walk-in Closet, this is truly a retreat for you when you need it!**

Inclusions:
Property Listed By: **N/A
RE/MAX Crown**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









