



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**504 NORTHERN LIGHTS Place, Langdon T0J 1X2**

MLS® #: **A2146977**      Area: **NONE**      Listing Date: **07/11/24**      List Price: **\$776,900**  
 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: **7,405 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,999**  
 Low Sqft:  
 Ttl Sqft: **1,999**

DOM

**67**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Street Lighting**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

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: **Garage Control(s)**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`8" x 12`5"	Dining Room	Main	9`0" x 12`0"
Great Room	Main	15`4" x 12`0"	Pantry	Main	
2pc Bathroom	Main		Flex Space	Main	9`6" x 9`4"
Mud Room	Main		Bedroom	Upper	9`2" x 10`2"
Bonus Room	Upper	12`0" x 14`10"	Bedroom - Primary	Upper	11`10" x 12`0"
Bedroom	Upper	9`2" x 10`2"	Laundry	Upper	
5pc Ensuite bath	Upper		Bedroom	Upper	9`2" x 10`2"
Walk-In Closet	Upper		4pc Bathroom	Upper	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2111497**

Remarks

Pub Rmks: **Welcome home to The Perri; presented by Broadview Homes. This beautiful home features 1999 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 backyard 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 made for comfort. 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! The home features 9' main and basement ceilings, a bright & open concept living and a double car garage! Hurry and book your showing at your brand new Broadview Home today!**

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

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