



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**157 NORTHERN LIGHTS Crescent, Langdon T0J1X2**

MLS® #: **A2153935**

Area: **NONE**

Listing Date: **08/06/24**

List Price: **\$781,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$41k, 03-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,142 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,426**  
Low Sqft:  
Ttl Sqft: **2,426**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Street Lighting**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Entrance**

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**  
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Great Room</b>	<b>Main</b>	<b>14`0" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 16`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`2" x 13`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Flex Space</b>	<b>Main</b>	<b>9`5" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 19`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 10`4"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**TBD**

Zoning:  
**TBD**

Remarks

---

Pub Rmks: **This home features 3 bedrooms and 2.5 bathrooms, with 9-foot ceilings on both the foundation and main floors. It includes a side entrance, ideal for future potential development. The kitchen boasts quality cabinets with extended upper cabinetry and an upgraded Samsung gourmet appliance package, complemented by quartz countertops throughout the home. The main floor is covered with luxury vinyl plank flooring, and a natural gas fireplace adds elegance with full tile reaching the ceiling. The great room features an open to above. The convenient upper floor laundry room provides easy access to the master walk-in closet. Additionally, the property includes a spacious triple car garage. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

---

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