



THE
A-TEAM

**RE/MAX
FIRST**

189 NORTHERN LIGHTS Crescent, Langdon T0J1X2

MLS® #: **A2155477**

Area: **NONE**

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

List Price: **\$796,800**

Status: **Active**

County: **Rocky View County**

Change: **-\$40k, 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: **1,457**
Low Sqft:
Ttl Sqft: **1,457**

DOM

43
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
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, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	16`0" x 15`8"
Foyer	Main	9`8" x 9`8"
4pc Bathroom	Main	
Bedroom	Main	9`8" x 9`11"
Bedroom	Basement	12`0" x 11`0"
Media Room	Basement	15`0" x 15`8"

Room	Level	Dimensions
Dining Room	Main	12`8" x 11`6"
5pc Ensuite bath	Main	
Bedroom - Primary	Main	11`10" x 13`0"
4pc Bathroom	Basement	
Bedroom	Basement	11`6" x 12`0"
Game Room	Basement	17`6" x 16`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks:

This bungalow home features a well-designed layout with two bedrooms and two full bathrooms located above grade, while an additional two bedrooms and bathroom are situated below grade. The property boasts a 9-foot foundation and 10-foot ceilings on the main floor, creating a spacious and open feel with 8 foot interior doors. The basement offers 983 square feet of developed space. The kitchen is equipped with quality cabinets, including extended upper cabinets, and is enhanced by an upgraded Samsung gourmet appliance package. Throughout the home, you'll find elegant quartz countertops and a natural gas fireplace with a mantle, adding to the overall luxury. The flooring includes both luxury vinyl plank, carpet and tile. The main ensuite includes a double sink vanity, a spacious shower and soaker tub. The home also includes an oversized garage for added convenience. Photos are representative.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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