



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 NORTHERN LIGHTS Crescent, Langdon T0J1X2**

MLS®#: **A2158131**      Area:      Listing **08/15/24**      List Price: **\$910,000**  
 Status: **Active**      County: **Rocky View County**      Date:      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**      Finished Floor Area  
 Year Built: **2022**      Abv Sqft: **1,793**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,623 sqft**      Ttl Sqft: **1,793**  
 Lot Shape:

DOM

**34**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot, Landscaped**  
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Oven, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dining Room	Main	11`3" x 11`6"
Great Room	Main	12`11" x 13`6"	Flex Space	Main	11`3" x 10`0"
Bedroom - Primary	Upper	12`8" x 13`6"	Bedroom	Upper	11`3" x 9`4"
Bedroom	Upper	11`3" x 9`3"	Bedroom	Basement	14`0" x 14`6"
4pc Bathroom	Basement				

