

264 NORTHERN LIGHTS Crescent, Langdon T0J1X2

List Price: **\$910,000** MLS®#: A2158131 Area: Listing 08/15/24

Status: Active **Rocky View County** Change: None Association: Fort McMurray County:

Date:

General Information

Prop Type: Sub Type: Detached

Year Built: 2022 Lot Information

Lot Sz Ar: Lot Shape:

Residential City/Town: Langdon

6,623 sqft

Access:

Lot Feat: Park Feat: DOM

34 Layout

Beds: 4 (3 1) Baths: 3.5 (3 1) 2 Storey

Style:

<u>Parking</u>

Ttl Park: 3 3 Garage Sz:

Utilities and Features

Corner Lot, Landscaped

Triple Garage Detached

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame Sewer:

Flooring: Lighting

Vinyl Plank Water Source: Fnd/Bsmt: **Poured Concrete**

Finished Floor Area

1,793

1,793

Abv Saft:

Low Sqft:

Ttl Sqft:

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

Level **Dimensions** Room Level **Dimensions** Room 2pc Bathroom Main 4pc Bathroom Upper 5pc Ensuite bath **Dining Room** Main 11`3" x 11`6" Upper 12`11" x 13`6" 11`3" x 10`0" **Great Room** Main Flex Space Main

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**

Ext Feat:

Legal/Tax/Financial

Title: Zoning: Fee Simple TBD

Legal Desc: **2111497**

Remarks

Pub Rmks:

9' foundation and main floor ceiling heights 691 sq. ft. of basement development including a wet bar. Upgraded Maytag gourmet kitchen appliance package White kitchen cabinets with extended upper cabinets Quartz countertops thr,oughout. Natural gas fireplace with full tile to ceiling height. Luxury vinyl plank & tile flooring. Security system Air-conditioning, 11' x 12' rear deck - great for summer BBQs. Detached 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