



THE
A-TEAM

**RE/MAX
FIRST**

153 NORTHERN LIGHTS Crescent, Langdon T0J1X2

MLS®#: **A2162889**

Area: **NONE**

Listing Date: **09/05/24**

List Price: **\$813,700**

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: **3,989 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,526**
Low Sqft:
Ttl Sqft: **1,526**

DOM

13
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **See Remarks,Stone,Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Range Hood**
Int Feat: **Crown Molding,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sump Pump(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Family Room	Main	14`2" x 8`0"
Bedroom - Primary	Main	12`6" x 14`8"	Dining Room	Main	12`0" x 14`0"
Flex Space	Main	8`10" x 9`7"	Mud Room	Main	10`5" x 6`2"
Bedroom	Basement	11`8" x 11`0"	Family Room	Basement	14`0" x 27`0"
Bedroom	Basement	11`8" x 9`8"	Other	Basement	13`6" x 18`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

TBD

Zoning:
TBD

Remarks

Pub Rmks: **Farmhouse elevation - see plans One bedroom above grade and two below grade 1.5 bathrooms above grade and one below grade 9' foundation and 10' main floor ceiling heights 1001 sq. ft. of developed basement Upgraded Samsung gourmet kitchen appliance package Quality kitchen cabinets with extended upper cabinets Quartz countertops throughout Electric fireplace with full tile to ceiling height Tandem 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