



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**199 BRANDER Avenue, Langdon T0J 1X2**

MLS®#: **A2164488**      Area: **NONE**      Listing Date: **09/24/24**      List Price: **\$894,650**  
 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: **7,920 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,287**  
 Low Sqft:  
 Ttl Sqft: **2,287**

DOM

**4**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,No Neighbours Behind,Landscaped,Level,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Electric,Forced Air**  
 Sewer:  
 Ext Feat: **Garden**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Stove(s),Washer**  
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`2" x 11`3"	Kitchen	Main	14`2" x 13`9"
2pc Bathroom	Main		Great Room	Main	14`6" x 13`3"
Nook	Main	11`0" x 10`1"	Bedroom - Primary	Upper	13`0" x 14`7"
5pc Ensuite bath	Upper	9`5" x 14`2"	5pc Bathroom	Upper	
Laundry	Upper	6`0" x 7`2"	Bonus Room	Upper	12`5" x 15`9"
Bedroom	Upper	10`0" x 12`0"	Bedroom	Upper	10`0" x 11`3"
Mud Room	Main	7`0" x 8`5"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**2111497**

Remarks

Pub Rmks: **Welcome to The Briar by Sterling Homes! —a 3-bed, 2.5-bath home spanning 2228 sq ft. This showhome features a triple car garage and showcases an executive kitchen layout with a Silgranit farmhouse sink, open shelving in the island, and two-tone cabinetry. The spacious great room is highlighted by an open-to-above design and a gas fireplace with half tile and maple trim, perfect for cozy gatherings. Upstairs, the primary bedroom offers a luxurious ensuite with a fiberglass tub, tile ceiling in the main bath, and a vanity bank of drawers. Additional features include a smart home package, air conditioning, and a 14'6"x8' wooden back deck with railing. This landscaped corner lot is packed with upgrades. The Briar Model combines elegance and practicality, ensuring a comfortable and stylish living experience. \*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**









