



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 BRANDER Avenue, Langdon T0J1X2**

MLS® #: **A2174399**

Area:

Listing **10/21/24**

List Price: **\$799,925**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **6,229 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,774**  
Low Sqft:  
Ttl Sqft: **2,774**

DOM

**8**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Level, Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, Refrigerator**  
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 13`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`8" x 15`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 13`8"</b>
<b>Flex Space</b>	<b>Main</b>	<b>11`2" x 10`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 13`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 10`11"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 11`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`8" x 14`0"</b>
Legal/Tax/Financial					

Title:		Zoning:			
<b>Fee Simple</b>		<b>TBD</b>			
Legal Desc:	<b>2111497</b>			Remarks	

Pub Rmks: **Introducing the Conner by Sterling Homes! This beautiful 2,717 sq. ft. home features 4 bedrooms, 2.5 bathrooms, and a 2-car garage. The main floor offers 9' ceilings, a spacious flex room, and an executive kitchen complete with built-in stainless steel appliances, a large walk-in pantry, gas line to the range, pendant lights, and a chimney hood fan. Quartz countertops and Luxury Vinyl Plank (LVP) flooring extend throughout the main and wet areas, providing both elegance and durability. Relax in the great room by the gas fireplace, featuring a tile face, niche, and maple mantel. The mudroom includes a walk-in coat closet for added convenience. Upstairs, the 5-piece ensuite in the primary bedroom offers dual sinks, a soaker tub, a walk-in shower with tiled walls, and a barn-style sliding door. Additional features include maple-grade railings with iron spindles, extra windows throughout, and a south-facing backyard with a BBQ gas line. 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**

