



THE
A-TEAM

**RE/MAX
FIRST**

388 NORTHERN LIGHTS Green, Langdon T0J 1X2

MLS® #: **A2175253**

Area: **NONE**

Listing Date: **10/25/24**

List Price: **\$708,963**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2025**
Lot Information
Lot Sz Ar: **6,140 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,985**
Low Sqft:
Ttl Sqft: **1,985**

DOM

57
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Driveway,Garage Faces Front,On Street,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	12`0" x 10`0"	Great Room	Main	13`0" x 14`10"
Pantry	Main		Mud Room	Main	
2pc Bathroom	Main		5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	12`8" x 15`0"	Bedroom	Upper	12`0" x 11`0"
Bedroom	Upper	12`0" x 11`0"	4pc Bathroom	Upper	
Laundry	Upper		Bonus Room	Upper	14`0" x 11`0"
Walk-In Closet	Upper				

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-G

Legal Desc:

2111497

Remarks

Pub Rmks:

**** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome home to the Merritt 2 Prairie by Broadview Homes; a stunning contemporary home boasting over 1985 SqFt throughout the main and upper levels. This gorgeous brand new home is full of comfortable living space and a welcoming open floor plan. The beautiful spectacular chef's kitchen is outfitted with granite countertops, soft close cabinetry, 42 inch upper cabinets with crown molding to the ceiling and stainless steel appliances including a gas range! The walkthrough pantry connects the kitchen to the mud room off the interior garage door for an easy grocery drop. The dining area is ready for a large dinner table to enjoy meals with your family. The large great room features a gas tiled fireplace for both comfort and style. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom is personal oasis; with a large spa-like 5pc ensuite bath and walk-in closet. The 5pc ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 are both generous in size and share the main 4pc bathroom with a tub/shower combo. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room with a linen closet is every home owner's dream as its located near all bedrooms. Downstairs, the basement has 9Ft ceilings and rough-in plumbing. This home has a 200 AMP electrical panel and 2 stage furnace. Featuring a 3-car Garage, this home has room for all your toys as well! Broadview offers fine granite in kitchen and baths, a wide selection of durable maple Hardwood & LVP flooring, tile flooring in all wet areas, superior Carpet, Pot Lights in Kitchen, High-quality Cabinetry from Wildwood Cabinets! Hurry and book your showing at your brand new Broadview Home today!**

Inclusions:

N/A

Property Listed By:

RE/MAX Crown

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

CHOOSE FROM 5 CURATED INTERIOR PALETTES



A



B



C



E



D

