



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**384 NORTHERN LIGHTS Green, Langdon T0J 1X2**

MLS® #: **A2175254**

Area: **NONE**

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

List Price: **\$714,137**

Status: **Pending**

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: **6,135 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,021**

Low Sqft:

Ttl Sqft: **2,021**

DOM

**27**

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,Rectangular Lot**

Park Feat: **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,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

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
Great Room	Main	14`0" x 13`4"
Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"
Bedroom	Upper	10`2" x 11`0"
Walk-In Closet	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`0" x 14`0"

Room	Level	Dimensions
Breakfast Nook	Main	9`0" x 9`0"
Flex Space	Main	9`0" x 8`8"
Bedroom	Upper	12`0" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bonus Room	Upper	12`6" x 14`4"
5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2111497**

**TBV**

Remarks

Pub Rmks:

**\*\* Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! \*\* Welcome home to the York Craftsman by Broadview Homes; a stunning contemporary home boasting over 2021SqFt throughout the main and upper levels. This gorgeous brand new home has an expansive living space and a welcoming open floor plan. The 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 and built in microwave! 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 large flex room is ideal for work, play, or convert it to a guest room. 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 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

