



THE
A-TEAM

**RE/MAX
FIRST**

392 NORTHERN LIGHTS Green, Langdon T0J 1X2

MLS® #: **A2175257** Area: **NONE** Listing Date: **10/25/24** List Price: **\$735,986**
 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: **6,375 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,976**
 Low Sqft:
 Ttl Sqft: **1,976**

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,Corner Lot,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 14`8"
Breakfast Nook	Main	9`0" x 12`0"
Pantry	Main	12`6" x 4`8"
2pc Bathroom	Main	6`0" x 5`8"
Bonus Room	Upper	12`0" x 14`10"
Bedroom	Upper	9`2" x 10`2"
4pc Bathroom	Upper	9`8" x 6`3"
Laundry	Upper	6`8" x 11`0"

Room	Level	Dimensions
Great Room	Main	15`4" x 12`0"
Den	Main	9`6" x 9`4"
Foyer	Main	9`4" x 6`8"
Bedroom - Primary	Upper	11`10" x 12`0"
Bedroom	Upper	9`2" x 10`2"
4pc Ensuite bath	Upper	9`4" x 10`6"
Walk-In Closet	Upper	10`6" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111497

Zoning:
TBD

Remarks

Pub Rmks: **** Broadview Homes builder discount of \$60,000.00 has been deducted from the listing price! ** Welcome home to the Perri Craftsman by Broadview Homes; a stunning contemporary home boasting over 1900SqFt throughout the main and upper levels. This gorgeous brand new home is full of comfortable 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! Enjoy the perks of a butler's pantry that connects the kitchen to the mud room off the interior garage door for an easy grocery drop. 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 ensuite bath and walk-in 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

