



THE
A-TEAM

**RE/MAX
FIRST**

264 NORTHERN LIGHTS Crescent, Langdon T0J 1X2

MLS® #: **A2178997**

Area: **NONE**

Listing Date: **11/16/24**

List Price: **\$849,000**

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: **6,534 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,793**
Low Sqft:
Ttl Sqft: **1,793**

DOM

5

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`2" x 6`5"
Living Room	Main	12`10" x 13`5"
Dining Room	Main	11`4" x 14`1"
Mud Room	Main	5`9" x 7`11"
5pc Ensuite bath	Upper	6`6" x 15`1"
Bedroom	Upper	9`3" x 11`2"
Laundry	Upper	5`5" x 6`8"

Room	Level	Dimensions
Office	Main	9`11" x 11`2"
Kitchen	Main	9`3" x 16`10"
2pc Bathroom	Main	2`11" x 7`7"
Bedroom - Primary	Upper	12`7" x 13`5"
Bedroom	Upper	9`3" x 11`2"
4pc Bathroom	Upper	4`11" x 9`1"
Family Room	Basement	16`3" x 17`0"

Bedroom	Basement	9`10" x 12`6"	Flex Space	Basement	8`10" x 10`11"
Other	Basement	3`9" x 5`3"	4pc Bathroom	Basement	4`11" x 8`3"
Furnace/Utility Room	Basement	8`3" x 9`0"	Legal/Tax/Financial		
Title:	Zoning:				
Fee Simple	r1				
Legal Desc:	2111497		Remarks		
Pub Rmks:	Gorgeous Nuvista SHOW HOME available for IMMEDIATE POSSESSION! This 4 bedroom home has great curb appeal with a cozy front verandah and features 2,555 sq ft of living space including the finished basement. This 4 bedroom home features a TRIPLE CAR GARAGE, a trendy white kitchen with upgraded appliances and quartz counter tops, a main floor flex room/office, luxury vinyl plank & ceramic tile flooring, central air, full landscaping and a rear deck. Situated in the community of Painted Sky in Langdon, only 20 minutes east of Calgary.				
Inclusions:	N/A				
Property Listed By:	RE/MAX Landan Real Estate				

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









