



THE
A-TEAM

**RE/MAX
FIRST**

119 BRANDER Avenue, Langdon T0J1X2

MLS®#: **A2186314**

Area:

Listing **01/08/25**

List Price: **\$763,650**

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: **2,295**

Low Sqft:

Ttl Sqft: **2,295**

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Level, Street Lighting**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater**

Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dining Room	Main	10`1" x 11`0"
Great Room	Main	13`3" x 14`6"	Kitchen	Main	13`9" x 14`2"
Den	Main	11`3" x 9`3"	Pantry	Main	5`7" x 7`3"

**Bedroom - Primary
Bedroom**

**Upper
Upper**

**14`7" x 13`0"
12`0" x 10`0"**

**Bedroom
Bonus Room**
Legal/Tax/Financial

**Upper
Upper**

**12`0" x 10`0"
15`9" x 12`5"**

Title:
Fee Simple
Legal Desc:

2111497

Zoning:
TBD

Remarks

Pub Rmks:

Welcome to the stunning Briar in Painted Sky, Langdon! This 3-bedroom, 2.5-bathroom home offers 2,228 sq. ft. of thoughtfully designed living space. The main floor features 9' ceilings, an executive kitchen with built-in stainless-steel appliances, quartz countertops, a large walk-in pantry, a gas line to the range, and a chimney hood fan. Enjoy the cozy electric fireplace in the great room, a main floor den with a barn door, and a mudroom with a walk-in coat closet. Upstairs, a vaulted ceiling enhances the bonus room, while the spacious primary bedroom boasts a spa-like 5-piece ensuite with a soaker tub, dual sinks, and a tiled shower. Additional highlights include luxury vinyl plank flooring, paint-grade railings with iron spindles, extra windows, and a south-facing backyard with a BBQ gas line. With a 3-car garage, a 9' basement, and a side entrance, this home offers both luxury and functionality. *Photos are representative.

Inclusions:
Property Listed By:

**N/A
Bode**

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











