



THE
A-TEAM

**RE/MAX
FIRST**

120 BRANDER Avenue, Langdon T0J1X2

MLS®#: **A2186475**

Area:

Listing **01/09/25**

List Price: **\$774,650**

Status: **Pending**

County: **Rocky View County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,380**

Low Sqft:

Ttl Sqft: **2,380**

Lot Information

Lot Sz Ar: **6,241 sqft**

Lot Shape:

DOM

23

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Level, Street Lighting**
Park Feat: **Double 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 Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
5pc Bathroom	Upper		Dining Room	Main	11`7" x 11`6"
Kitchen	Main	12`0" x 14`0"	Great Room	Main	15`0" x 12`3"
Foyer	Main	5`11" x 10`6"	Flex Space	Main	12`0" x 11`9"
Bedroom - Primary	Upper	13`9" x 14`0"	Bonus Room	Upper	12`6" x 12`5"

**Bedroom
Bedroom**

**Upper
Upper**

**10`10" x 10`3"
10`10" x 10`6"**

Bedroom

Upper

9`8" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2111497

Remarks

Pub Rmks: **The Patrick model by Sterling Homes is a stunning and spacious 4-bedroom, 2.5-bathroom home on a wide 69-ft lot, offering 2,311 sq. ft. of thoughtfully designed living space. The kitchen features an executive layout with built-in stainless-steel appliances, a Silgranit sink, walk-in pantry, open shelving in the island, and a tiled backsplash. The main floor includes a flex room, half bath, and a mudroom with an open bench and coat rack. Upstairs, the vaulted-ceiling bonus room provides an airy, inviting space, while the luxurious 5-piece ensuite includes dual sinks, a private water closet, and a bank of drawers. Additional highlights include maple-stained railings with iron spindles, an electric fireplace, vinyl flooring in wet areas, and a 9' basement ceiling. This energy-efficient home combines comfort, elegance, and sustainable living. *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



