



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**207 BRANDER Avenue, Langdon T0J 1X2**

MLS®#: **A2190033**      Area: **NONE**      Listing Date: **01/26/25**      List Price: **\$976,261**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **6,969 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,413**  
 Low Sqft:  
 Ttl Sqft: **2,413**

DOM

**47**  
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: **Driveway,Garage Faces Front,On Street,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 Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`4" x 9`0"</b>
<b>Pantry</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 14`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`8" x 15`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>15`6" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Mud Room</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`0"</b>

Walk-In Closet  
Laundry

Upper  
Upper

5pc Bathroom

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-MID**

**2111497**

Remarks

Pub Rmks:

**\*\* SHOW HOME \*\*** Welcome home to The Lancaster by Broadview Homes; a lavish 2-storey home boasting 2,413 SqFt with 3 bedrooms, 2.5 bathrooms, a main level office, upper level bonus room and upper level laundry. This home is crafted with elegance, style and comfort in mind! Upgrades include a butler's pantry, built-in custom shelving, wired for sound, wide plank flooring on the main level, plush carpet on the upper level, modern accent walls, a gas fireplace and more! The main level open floor plan is every entertainer's dream. Step into your chef's kitchen outfitted with stainless steel appliances, a gas stove, stone grey countertops and crisp white cabinetry! The large centre island is the perfect space for small meals and socializing while you cook. The dining room is expansive and is equipped for a large leafed dining table when you host and is paired with sliding glass doors that lead to a spacious backyard perfect for the warm summer months! The living room is centred with a floor to ceiling tiled accent wall with a gas fireplace. Off the kitchen is a walk-through butler's pantry with additional cabinetry, a built-in microwave and a walk-in pantry. This connects to the mudroom off the interior garage door with custom built-in shelves for a clean and organized space! The main level office caters to a work-from-home lifestyle. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 5pc bathrooms, a bonus room and laundry. The primary bedroom is a private oasis; this room has views of the rolling prairies, an XL walk-in closet and private 5pc spa ensuite bath. The ensuite features a deep soaking tub, walk-in shower, double vanity and private washing closet. The primary bedroom has additional privacy as the bonus room separates this from bedrooms 2 & 3. Both bedrooms 2 & 3 are a spacious and share the main 5pc bath with a tub/shower combo and double vanity with storage below. The bonus room is the perfect space to unwind in the evenings with your family. The laundry located upstairs is every home owner's dream as its near all the bedrooms! Downstairs, the unfinished basement is a blank canvas. With 9Ft ceilings and rough-in plumbing, the basement is ready for your personal touch. The front attached triple garage and driveway provides you with plenty of parking for your vehicle and seasonal toys! Hurry and book your showing at your brand new Broadview Home today!

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Crown**

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



