

# \$770,800 - 154 Northern Lights Crescent, Langdon

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MLS® #A2227497

**\$770,800**

3 Bedroom, 3.00 Bathroom, 1,945 sqft

Residential on 0.16 Acres

NONE, Langdon, Alberta

Welcome to the Meritt III; presented by Broadview Homes. This home has 1,945 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed bonus room on the upper level. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.



Built in 2025

## Essential Information

MLS® #	A2227497
Price	\$770,800
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,945
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	154 Northern Lights Crescent
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

### Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Front, On Street, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting

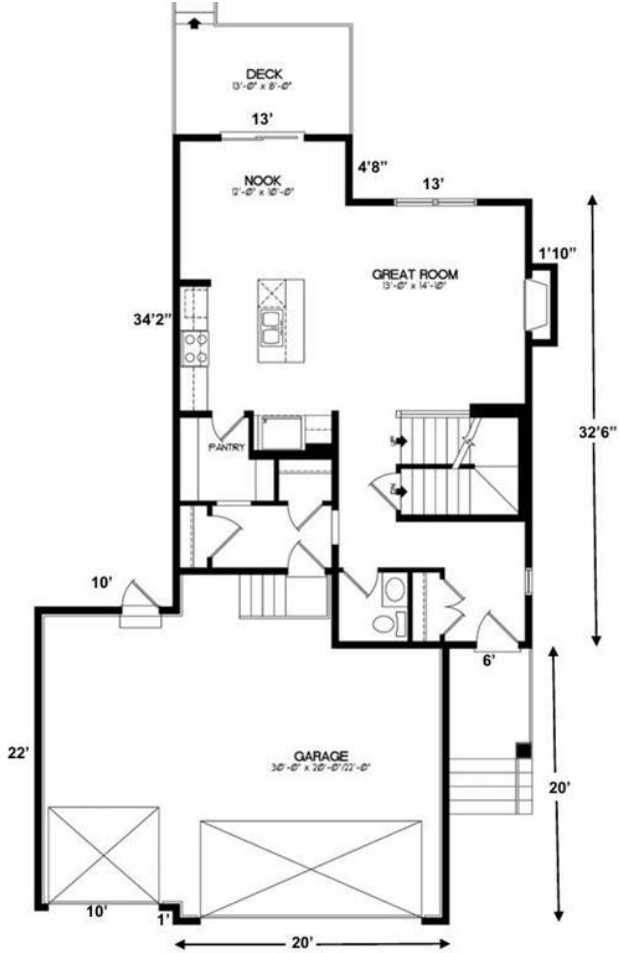
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood F
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	83
Zoning	R-MID

Listing Details

Listing Office	RE/MAX Crown
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