

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

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

This floor plan shows a house with a two-car garage (20' x 20') and a living area of 32'6" x 20'. The living area includes a great room (13' x 14'-0") with a fireplace, a dining area (13' x 13'-0") with a table and chairs, and a kitchen (10' x 10'-0") with a stove, sink, and refrigerator. A breakfast nook (13' x 8'-0") is located between the kitchen and the great room. A deck (13' x 8'-0") is attached to the back of the house. The plan also shows a bathroom, a staircase, and a front porch (10' x 10').

DECK
13' x 8'-0"

NOOK
13' x 8'-0"

GREAT ROOM
13' x 14'-0"

PANTRY

BATH

GARAGE
20' x 20'

Dimensions:
Overall width: 20'
Overall depth: 32'6"
Garage depth: 20'
Front porch: 10' x 10'

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