

\$705,800 - 134 Northern Lights Crescent, Langdon

MLS® #A2263353

\$705,800

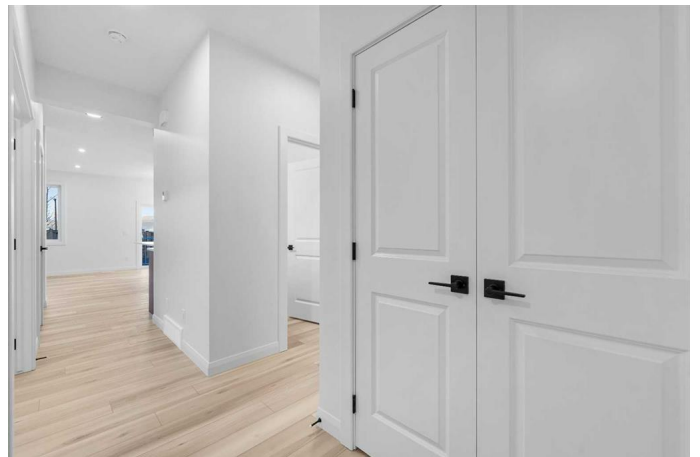
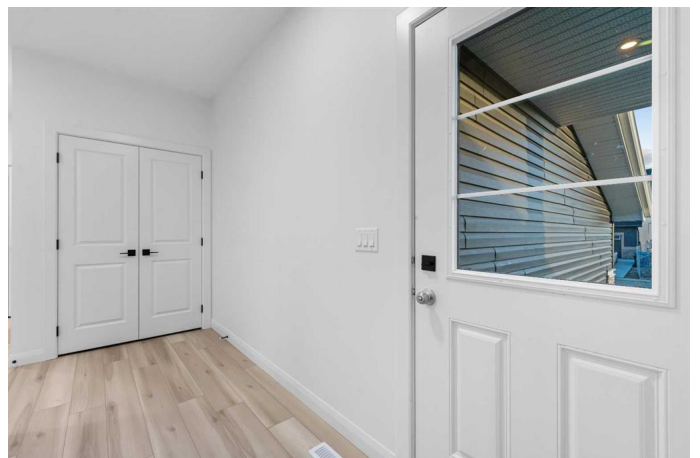
3 Bedroom, 3.00 Bathroom, 2,087 sqft

Residential on 0.16 Acres

NONE, Langdon, Alberta

Luxury Living Redefined – The Meritt III by Broadview Homes

Welcome to The Meritt III, a beautifully crafted home by Broadview Homes, offering 2,087 sq. ft. of upscale, thoughtfully designed living space. With 3 bedrooms, 2.5 bathrooms, and a triple car garage, this home perfectly balances luxury and practicality for modern family life. Step inside through the stunning gel-stained fiberglass front door and be greeted by a light-filled, open-concept main floor. The chef-inspired kitchen is a showstopper with 42" upper cabinets complete with crown molding and soffit to the ceiling, soft-close doors and drawers, and a full suite of stainless steel appliances, including a built-in microwave and designer hood fan. A walkthrough pantry leads directly to the mudroom and interior garage access, making grocery runs effortless. The kitchen flows seamlessly into a spacious Great Room and dining nook, perfect for both entertaining and everyday living. Just outside, a rear deck invites you to extend your living space into the outdoors—ideal for summer evenings and weekend gatherings. Upstairs, you'll find a large bonus room for family movie nights, a convenient laundry room with ample space for storage and organization, and two generous secondary bedrooms. The primary retreat is a serene escape, complete with a spa-inspired 5-piece ensuite featuring dual vanities, a soaking tub, tiled walk-in shower, and private



water closet. The basement offers 9â€™™ ceilings and a separate side entrance, providing incredible potential for future development or an income suite(with city approval). A 200 AMP electrical panel and 2-stage high-efficiency furnace ensure long-term performance and energy efficiency, while designer tile in the ensuite, main bath, and laundry adds a refined finish throughout. This is more than just a homeâ€™™s your next chapter, elevated. Experience the unparalleled quality and style that only Broadview Homes can deliver. Schedule your private showing todayâ€™™your dream home awaits

Built in 2025

Essential Information

MLS® #	A2263353
Price	\$705,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	134 Northern Lights Crescent
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Soaking Tub
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	16
Zoning	R-MID

Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.