

## \$762,800 - 142 Northern Lights Crescent, Langdon

MLS® #A2227454

**\$762,800**

3 Bedroom, 1.00 Bathroom, 2,021 sqft  
Residential on 0.16 Acres

NONE, Langdon, Alberta

Welcome home to the York by Broadview Homes; a stunning contemporary home boasting 2,021 SqFt throughout the main and upper levels. This gorgeous brand new home is full of comfortable living space and a welcoming open floor plan. The spectacular chef's kitchen is outfitted with granite countertops, soft close cabinetry, 42 inch upper cabinets with crown molding to the ceiling and stainless steel appliances including a gas range! The walkthrough pantry connects the kitchen to the mud room off the interior garage door for an easy grocery drop. The dining area is ready for a large dinner table to enjoy meals with your family. The spacious great room features a gas fireplace for both comfort and style. The flex space on this level is great for a home office or space for overnight guests. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom is personal oasis; with a large spa-like 5pc ensuite bath and walk-in closet. The 5pc ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 are both generous in size and share the 4pc bathroom with a tub/shower combo. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room is every home owner's dream as its located near all bedrooms. Downstairs, the basement has 9Ft ceilings and rough-in plumbing. This home has



a 200 AMP electrical panel and 2 stage furnace. Featuring a 3-car Garage, this home has room for all your toys as well! Broadview offers fine granite in kitchen and baths, a wide selection of durable maple Hardwood & LVP flooring, tile flooring in all wet areas, superior Carpet, Pot Lights in Kitchen, High-quality Cabinetry from Wildwood Cabinets! Hurry and book your showing at your brand new Broadview Home today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227454    |
| Price          | \$762,800   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 2,021       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 142 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, Triple Garage Attached |
| # of Garages   | 3                                                    |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                         |
| 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, Stone, Wood Frame                     |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 14             |
| Zoning         | R-MID          |

## Listing Details

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

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