

# \$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

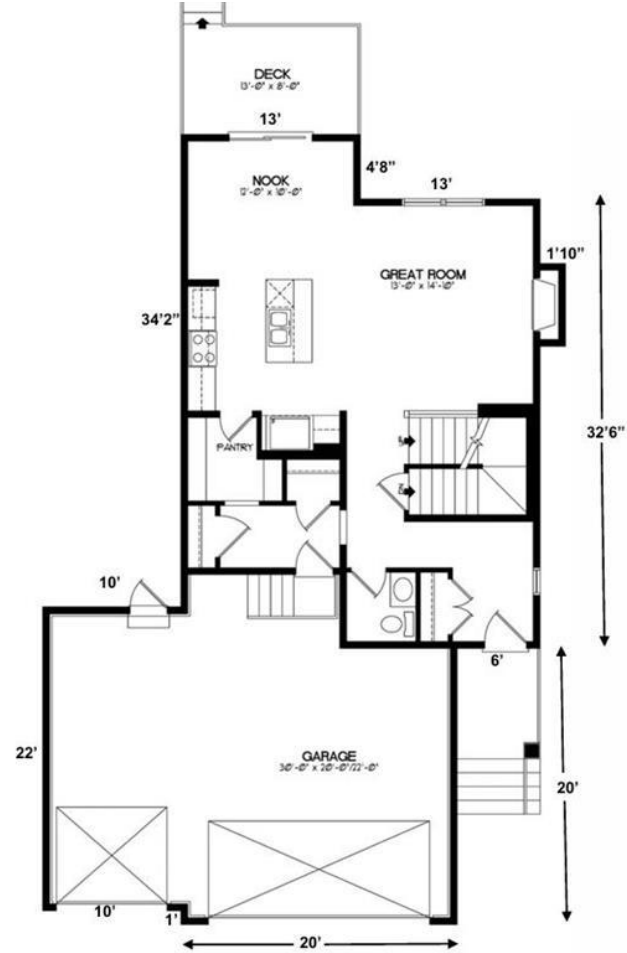
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood F
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	30
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.