

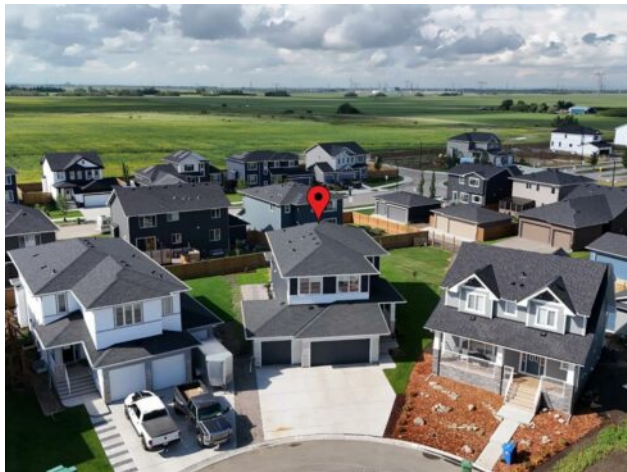


GRASSROOTS
REALTY GROUP

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**524 Northern Lights Place
Langdon, Alberta**

MLS # A2240395



\$849,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Mid
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Gym equipment in basement can be included - Contact agent for details.

We're proudly presenting this stunning home that boasts 4 spacious bedrooms, 3 walk-in closets, 3.5 luxurious bathrooms, a main floor office and over 2468ft² above grade of beautifully designed living space. Situated on the best lot in the neighbourhood, a sprawling .21-acre pie shaped lot with SW exposure. You'll love the triple garage with the extended driveway that can park up to a 27' trailer. There's also alley access for this massive yard which can accommodate a 2nd garage if needed. The high-end appliances, LVP floors, walk through butler pantry, mudroom with locker stalls and updated fireplace with custom built-ins are all highlighted by the 9' ceilings on the main floor. Upstairs you'll find a custom designed ensuite with a huge walk-in closet in the primary bedroom. There's also a sneaky mountain view from up here, and the convenience of having a laundry room off the walk-in closet is a luxury you don't even know you need. The bonus room is perfectly placed so your bedroom doesn't share any walls with the kids' rooms. The basement is fully finished with a big bedroom, walk-in closet and another 4pc bathroom. The mechanical room is immaculate, like the rest of the home and you'll love the efficiency of the tankless hot water system. The gym equipment can be included with the home (see private remarks). The value here is unmistakable and we'd invite you to come out to Langdon and see the bang you get for your buck. We'd love to accommodate your showing needs at this spectacular home.