



GRASSROOTS
REALTY GROUP

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**186 Northern Lights Crescent
Langdon, Alberta**

MLS # A2250572



\$816,950

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,597 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

The Amber offers refined design and standout features on a desirable wide lot with a 3-car garage. A side entrance adds flexibility, while the main floor bedroom and full bath with walk-in shower provide convenience for guests. The stunning open-to-above great room centers around a gas fireplace with maple mantle, surrounded by many windows for an airy, light-filled space. The executive kitchen includes built-in stainless steel appliances, gas cooktop, and fridge with water & ice, plus a full spice kitchen with gas range for added functionality. Upstairs, retreat to a luxurious 5-piece ensuite with walk-in shower, soaker tub, and quartz countertops. Tile flooring in all bathrooms and the laundry room, plus elegant maple railings, complete this impressive home. This home is built by a trusted builder with over 70 years of experience, and showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.