



GRASSROOTS
REALTY GROUP

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**159 Brander Avenue
Langdon, Alberta**

MLS # A2261951



\$849,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Dishwasher		

This gorgeous custom-built home stands out with designer finishes, over \$150k in thoughtful upgrades, and a layout designed for both family living and entertaining. From the moment you step inside, you'll notice the impeccable flow — soaring 20-foot ceilings in the main living area, expansive windows that flood the home with natural light, and timeless farmhouse-inspired exterior details with modern pops of style. The kitchen is a chef's dream, designed as a true working kitchen with a walk-in pantry that can easily be converted into a butler's pantry for extra convenience. Upstairs, the primary suite is smartly separated from the kids' bedrooms for privacy, while a versatile bonus room makes the perfect playroom or media space. Downstairs, the basement is a blank canvas — boasting tall ceilings and large 3-foot egress windows, it feels open and bright, ready for your vision to come to life. Car enthusiasts will love the oversized double garage with soaring ceilings — perfect for adding a car lift and transforming it into a four-car garage. The lot also offers flexibility, with the potential for RV parking since there's no triple-car garage encroaching on the yard. The south-facing backyard adds even more appeal, offering sunny outdoor living space. Location is everything, and Langdon delivers the best of both worlds: small-town charm with exciting amenities on the way, including a new strip mall and McDonald's, while schools and local conveniences are just a short walk away. Plus, the drive into Calgary is similar to commuting from South Calgary — giving you more home and more lifestyle without the city hustle and additional cost. If you're looking for a home that blends timeless design, incredible functionality, and unbeatable value in a growing community, 159 Brander Ave is the one.

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