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134 Northern Lights Crescent Langdon, Alberta

MLS # A2263353



\$705,800

NONE Division: Residential/House Type: Style: 2 Storey Size: 2,087 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Driveway, Garage Faces Front, On Street, Triple Garage Attached Lot Size: 0.16 Acre Back Yard, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Lighting Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Separate/Exterior Entry, Unfinished Exterior: Composite Siding, Stone, Vinyl Siding, Wood Frame Zoning: R-MID Foundation: **Utilities: Poured Concrete**

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Builder's Appliance Package

Luxury Living Redefined – The Meritt III by Broadview Homes Welcome to The Meritt III, a beautifully crafted home by Broadview Homes, offering 2,087 sq. ft. of upscale, thoughtfully designed living space. With 3 bedrooms, 2.5 bathrooms, and a triple car garage, this home perfectly balances luxury and practicality for modern family life. Step inside through the stunning gel-stained fiberglass front door and be greeted by a light-filled, open-concept main floor. The chef-inspired kitchen is a showstopper with 42" upper cabinets complete with crown molding and soffit to the ceiling, soft-close doors and drawers, and a full suite of stainless steel appliances, including a built-in microwave and designer hood fan. A walkthrough pantry leads directly to the mudroom and interior garage access, making grocery runs effortless. The kitchen flows seamlessly into a spacious Great Room and dining nook, perfect for both entertaining and everyday living. Just outside, a rear deck invites you to extend your living space into the outdoors—ideal for summer evenings and weekend gatherings. Upstairs, you'Il find a large bonus room for family movie nights, a convenient laundry room with ample space for storage and organization, and two generous secondary bedrooms. The primary retreat is a serene escape, complete with a spa-inspired 5-piece ensuite featuring dual vanities, a soaking tub, tiled walk-in shower, and private water closet. The basement offers 9' ceilings and a separate side entrance, providing incredible potential for future development or an income suite(with city approval). A 200 AMP electrical panel and 2-stage high-efficiency furnace ensure long-term performance and energy efficiency, while designer tile in the ensuite, main bath, and laundry adds a refined finish throughout. This is more than just a home—it's your

ext chapter, elevated. Experience the unparalleled quality and style that only Broadview Homes can deliver. Sche howing today—your dream home awaits	dule your private