



GRASSROOTS
REALTY GROUP

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**174 Northern Lights Crescent
Langdon, Alberta**

MLS # A2274796



\$848,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,817 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Attached, Workshop in Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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Immediate possession available at 174 Northern Lights Crescent. This expansive 2,817 sq ft NuVista Homes property features 4 bedrooms and 2.5 bathrooms, offering exceptional space for families. The main floor includes a bright, open-concept layout with a modern kitchen featuring quartz countertops, premium cabinetry, and a large island overlooking the dining area and great room. A versatile flex space adds functionality for a home office or additional seating. Upstairs, the impressive primary bedroom offers a walk-in closet and private ensuite, complemented by three additional bedrooms, a full bathroom, and convenient upper-floor laundry. Large windows throughout enhance natural light and create a warm, inviting atmosphere. A quadruple attached garage provides secure parking and ample storage. Located in a desirable community surrounded by parks, pathways, and amenities, this move-in-ready home delivers luxury, comfort, and convenience. Photos are representative.