



127 Brander Avenue  
Langdon, Alberta

MLS # A2289057



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot, Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-Mid
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	None		

Welcome to 127 Brander Ave, a fresh, big, and bright home ready for your family. This custom-built 2,328-square-foot home is loaded with thoughtful upgrades, blending modern style with everyday comfort. Soaring 20-foot ceilings and a wide-open floor plan make the main level feel bright and inviting. Massive windows let the sunshine pour in and perfectly frame those incredible sunset and twilight views. The modern farmhouse exterior adds just the right mix of charm and clean, contemporary style for standout curb appeal. The kitchen is the heart of the home, and this one does not disappoint. The massive centerpiece island is big enough for everyone to gather around during large family dinners. Stainless steel appliances and white quartz countertops give this amazing executive kitchen a fresh, crisp feel. The spacious pantry can easily hold all the family supplies, and converting it to a butler's pantry would be simple. The kids can unload their gear in the rear mudroom as they come in from the garage, making it easy to keep clutter to a minimum. The main-floor half bathroom is tucked behind the large, secluded front den or office. Upstairs, you'll find a spacious primary suite that serves as a true retreat, highlighted by a luxurious 5-piece ensuite built for everyday comfort. Nicely separated from the kids' bedrooms for added privacy, it offers a quiet place to unwind. The bonus room steals the show with its incredible vaulted ceiling, creating a bright, open atmosphere that's perfect for movie nights, a play area, or a stylish home office. The basement is a blank canvas, bright and open, with space for a bedroom, office, gym, rec room, and a full bathroom. The double garage has extra height, making it lift-ready. The smart lot design also allows room for potential RV parking while keeping your sunny, south-facing backyard intact, perfect

for summer BBQs and relaxing evenings. Located in Langdon, you get that friendly small-town feel without giving up convenience. New amenities like a strip mall and McDonald's are just minutes away, along with schools and daily essentials. With a commute similar to South Calgary, you get more space, more value, and a little more breathing room without the city stress. If you're looking for a home with great views, smart design, and room to grow in a community that's on the rise, this one is worth a look.