



**154 Northern Lights Crescent  
Langdon, Alberta**

**MLS # A2290853**



**\$682,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R-MID

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Merritt II by Broadview Homes in Painted Sky, Langdon, offering a well designed layout with 3 bedrooms, a spacious front bonus room, and a rare triple attached garage. This brand new home features a bright open concept main floor and modern finishes throughout, creating a comfortable and functional space with the added benefit of exceptional garage capacity for vehicles, storage, or hobby use. The main level is centered around the open kitchen, dining nook, and great room. The kitchen features an island with a waterfall countertop and a stainless steel appliance package including a gas range, dishwasher, fridge, hood fan, and built in microwave. A walk through pantry connects the kitchen directly to the mudroom, creating a practical transition from the garage and additional storage space. The mudroom itself is designed with everyday convenience in mind and includes two closets to help keep the space organized. The great room is anchored by a gas fireplace finished with floor to ceiling tile, creating a strong architectural focal point and adding warmth to the living space. Large rear windows bring natural light into the home while the open layout allows the kitchen, dining area, and living space to flow comfortably together. Railing details are featured along the stairway and on the main floor, adding a clean and modern design element. Upstairs, the primary bedroom is positioned at the back of the home and features a spacious walk in closet and a well appointed 5 piece ensuite with double vanities, a soaker tub, and a fully tiled walk in shower. Two additional bedrooms are located on the upper level along with a large front bonus room that offers flexible space for a media area, lounge, or home workspace. A spacious laundry room with linen shelving provides added storage and everyday convenience. The unfinished basement offers excellent potential

for future development, allowing the new owners to expand the living space to suit their needs. Located in Painted Sky, residents enjoy access to parks, pathways, playgrounds, and walking distance to Langdon School and Horseshoe Crossing High School. Just 20 minutes east of Calgary and 15 minutes to Chestermere, this community offers small town living with convenient commuter access.