



**GRASSROOTS**  
REALTY GROUP

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**183 Brander Avenue  
Langdon, Alberta**

**MLS # A2300567**



**\$824,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,443 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Back Lan		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Other, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ, wood patio table, Tesla charger, Workbenches in the garage x2, furniture is negotiable		

Welcome to this beautifully upgraded home in the charming Hamlet of Langdon, offering the perfect blend of small-town living with the convenience of being just a 15-minute commute to Calgary's city limits. This stunning property features 4 spacious bedrooms, 3 of which have walk-in closets, and 3 full bathrooms—ideal for families or those looking for extra space. Upstairs, you'll find a large bonus room, perfect for a cozy family area, home office, or playroom. The home is filled with natural light, creating a warm and inviting atmosphere throughout. The FULLY UPGRADED KITCHEN is a true showstopper, complete with a massive island, upgraded appliances, and ample storage—perfect for entertaining or everyday living. Enjoy the added value of OVER \$55,000 IN UPGRADES, including A/C for those warm summer months and SOLAR PANELS INSTALLED IN JANUARY 2026, helping you save on utility bills year-round. You'll also appreciate the bonus of remaining new home warranty, without the hassle of completing landscaping or fencing—this home is truly turn key. Step outside to your private backyard with no neighbours behind, offering peace and privacy. The heated, OVERSIZED DOUBLE GARAGE with epoxy flooring and a Tesla charging port is perfect for vehicles, storage, or a workshop setup. Located close to schools, amenities, and golf courses, this home truly checks all the boxes for comfortable and convenient living in a welcoming community.