



**188 Brander Avenue  
Langdon, Alberta**

**MLS # A2323315**



**\$845,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,436 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Level, No Back Lane, Rectangular Lot, Stre		

<b>Heating:</b>	Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Appliances, Back deck and privacy screens		

**BETTER THAN NEW** – fully finished, upgraded, and move-in ready in Langdon’s growing Painted Sky community. Why wait to build when you can have over 3,400 square feet of beautifully developed living space with the expensive extras already complete? Located just 15 minutes from Calgary, this thoughtfully upgraded home offers the space, flexibility, and convenience today’s families are looking for. Step inside to an open-concept main floor featuring a chef-inspired kitchen with an oversized quartz island, upgraded appliances including a gas range, a walk-in pantry, and a bright dining and living space centered around a custom gas fireplace. A rare and highly functional layout includes a main floor bedroom and full bathroom – ideal for guests, multi-generational living, a home office, or growing families. Upstairs you’ll find a spacious bonus room, upper laundry, and a private primary retreat complete with a spa-inspired ensuite featuring dual vanities, a tiled shower, and relaxing soaker tub. Additional bedrooms and another full bath provide room for everyone. The professionally finished basement extends your living space even further with 9-foot ceilings, a large rec room, oversized bedroom with custom walk-in closet system, and an upgraded bathroom with double vanity and tiled shower. Outside, enjoy what new construction doesn’t include – landscaping already completed, mature trees for privacy, and two composite decks designed for entertaining and relaxing. Additional features include: double attached garage with epoxy flooring and built-in storage, custom storage/wine room, new paint, furnace and duct cleaning completed in 2026, electrical wiring installed for a hot tub. Walkable access to Painted Sky amenities including grocery, restaurants, daycare, gym, and more. Quick

and easy access to K&ndash;12 schools in the community. This is your opportunity to enjoy the space of a large family home with the convenience of a nearly new build &mdash; without the wait, added costs, or unfinished yard.