



GRASSROOTS
REALTY GROUP

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468 Northern Lights Place
Langdon, Alberta

MLS # A2334537



\$889,898

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,847 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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, High Ceilings, Pantry, Quartz Counters, Separate Entrance		

Inclusions: n/a

Impressive home with all the extra space and storage you could need: triple car garage, side entrance, rear deck with BBQ gas line rough-in, added windows, plus main floor bedroom and full bath. Enjoy LVP throughout the main, quartz countertops with undermount sinks, gas fireplace with tile face and maple mantel, maple railing with iron spindles, and mudroom bench with coat rack and cubbies. For families looking to host holidays and gathering, the executive kitchen features built-in stainless steel appliances, cabinet chimney hood fan, gas cooktop, pendant lighting, pull-out waste bin, and spice kitchen with gas range and pantry shelving. Luxe 5-piece ensuite offers soaker tub, fully tiled shower with bench, ledge and glass barn door, plus vanity drawers, creating the perfect oasis to wind down in every evening before bed. Main bath includes dual sinks; wet areas feature tile flooring and black bath hardware. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.