



GRASSROOTS
REALTY GROUP

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401 Northern Lights Place
Langdon, Alberta

MLS # A2337884



\$622,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: 8 Solar Panels

FOUR BRAND-NEW JAYMAN BUILT HOMES UNDER CONSTRUCTION | BIG GARAGE | PAINTED SKY, LANGDON | January 2027 POSSESSION! Eligible first-time home buyers may qualify for the Government of Canada's First-Time Home Buyers' GST/HST Rebate, providing potential savings of up to \$50,000. Eligibility requirements, price thresholds, and purchase conditions apply. Welcome to Jayman BUILT's award-winning Bentley 24—a spacious, beautifully designed home created for those who love to entertain. Offering two levels of thoughtfully planned living space, this impressive residence combines contemporary finishes, energy-efficient construction, and exceptional functionality. Luxury vinyl plank flooring welcomes you into the open-concept main level. At the heart of the home is a gourmet kitchen featuring quartz countertops, an expansive centre island with a 12-inch flush eating bar, and an oversized walk-in pantry. Sleek Whirlpool stainless-steel appliances include an electric smooth-top range, French-door refrigerator with icemaker and internal water dispenser, built-in wall microwave, and Broan power-pack cabinet hood fan. The kitchen flows effortlessly into the dining area and stylish Great Room, where an elevated fireplace and dramatic open-to-above design create a memorable focal point. A dedicated front office or den and a convenient powder room complete the main floor. Offering more than 1,120 sq. ft. on the upper level alone, the second floor provides outstanding space for family living. It features three generously sized bedrooms, a spacious bonus room, a full main bathroom, and a large laundry room with a folding counter. The luxurious primary retreat includes a five-piece ensuite with dual vanities, a freestanding angled soaker tub, an oversized separate shower, a private water closet, and an exceptional walk-in closet.

Jayman's Core Performance inclusions feature: Eight solar panels + BTRboard wall system + BUILT GREEN®; Canada Gold certification standard + EnerGuide-rated construction + High-efficiency furnace + HRV system + MERV 13 filtration + UV-C air-purification system + Navien tankless water heater + Triple-pane windows + Smart-home technology solutions. Painted Sky offers a relaxed alternative to urban living in the family-oriented community of Langdon. Residents can enjoy approximately 2.8 kilometers of pathways, four playgrounds, six parks, and convenient access to recreation, services, and nearby schools. Langdon School and Horseshoe Crossing High School are within walking distance, with a future school site also planned within the community. This home and the other 3 are currently under construction, with possession anticipated for December 2026. #405 NLP - Charlotte 26 - \$684,900 / #397 NLP - Karma 24 - \$658,900 / #393 NLP - Holly 24 - \$654,900. Check out the links for more details. Contact your REALTOR® for complete details and availability to view these show homes in Calgary.