



GRASSROOTS
REALTY GROUP

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488 Northern Lights Place
Langdon, Alberta

MLS # A2338566



\$766,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,459 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	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 Lancaster by Broadview Homes in Painted Sky, Langdon, offering 2,403 square feet above grade, 3 bedrooms, 2.5 bathrooms, and a rare triple attached garage. With a dedicated main floor office, large central bonus room, spacious primary suite, and a highly functional family-focused layout, this brand new home offers an exceptional combination of space, storage, and thoughtful design in one of Langdon's growing communities. The main floor begins with a dedicated office, providing a private space to work or study, along with a conveniently located half bath. At the rear of the home, the open concept great room, kitchen, and dining nook create a bright and comfortable central living area. The great room is anchored by an electric fireplace with floor-to-ceiling tile, while the spacious kitchen features a large centre island, cabinetry extended to the ceiling, a gas range, chimney hood fan, and plenty of prep and storage space. A walk-through pantry with built-in cabinetry connects the kitchen to the large mudroom and triple attached garage, creating an exceptionally practical everyday entry and additional storage. The dining nook at the back of the home completes the main level with space for family meals and entertaining. Upstairs, a large central bonus room provides a second living area with plenty of flexibility for a media room, playroom, or family lounge. The spacious primary suite features a walk-in closet and a 5-piece ensuite with dual vanities, a soaker tub, and separate shower. Two additional bedrooms are also located upstairs, including one with its own walk-in closet. The main bathroom features dual vanities, while the upper-floor laundry offers convenient access to additional walk-in storage. The undeveloped basement provides excellent potential for future living space, with the staircase and railing already developed to the basement level. The

triple attached garage provides exceptional room for vehicles, storage, and recreational equipment, a sought-after feature in Langdon. Located in Painted Sky, residents enjoy parks, pathways, playgrounds, and convenient access to local schools and amenities, all while being approximately 20 minutes east of Calgary and 15 minutes from Chestermere.