



GRASSROOTS
REALTY GROUP

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360 Northern Lights Green
Langdon, Alberta

MLS # A2339133

\$684,800



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.14 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 Merritt II by Broadview Homes in Painted Sky, Langdon, offering 2,028 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 thoughtfully designed layout, this brand new home offers an exceptional combination of space, storage, and functionality in one of Langdon's growing communities. The main floor begins with a spacious foyer and dedicated office, creating a private and practical space to work or study. The central kitchen anchors the open concept living area and features a large island with plenty of room for meal preparation, casual seating, and entertaining. A spacious pantry provides excellent additional storage, while the dining nook is positioned at the back of the home with an easy connection to the kitchen and great room. The great room is centred around an electric fireplace finished with tile, creating a welcoming focal point for the main living space. Upstairs, the central bonus room provides a second living area with flexibility for a media room, playroom, or family lounge. The spacious primary suite features a large walk-in closet and private ensuite with a soaker tub and fully tiled walk-in shower. The laundry room connects directly to the primary walk-in closet, adding everyday convenience to the layout. Two additional bedrooms and the main bathroom complete the upper level. The bathroom is thoughtfully designed with an enclosed tub and shower area separated from the vanity, allowing the space to function more efficiently for a busy household. The triple attached garage provides exceptional space for vehicles, storage, and recreational equipment, a sought-after feature in the Langdon market. Located in Painted Sky, residents enjoy parks, pathways, playgrounds, and convenient access to local

schools and everyday amenities. With Calgary approximately 20 minutes away and Chestermere about 15 minutes away, the Merritt II offers the space and functionality of a new construction home with the relaxed atmosphere of small-town living.