



GRASSROOTS
REALTY GROUP

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**393 Northern Lights Place NW
Langdon, Alberta**

MLS # A2346297



\$654,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
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, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	8 Solar Panels		

FOUR BRAND-NEW JAYMAN BUILT HOMES | 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, offering potential savings of up to \$50,000. Eligibility requirements, price thresholds and purchase conditions apply. Welcome to the Holly 24 at 393 Northern Lights Place in Painted Sky. Priced at \$623,714.29 before GST (\$654,900 including GST), this impressive new home offers approximately 2,437 sq. ft., four bedrooms, three full bathrooms and a four-foot-wider attached double garage. Luxury vinyl plank flooring welcomes you into the open-concept main level. The gourmet kitchen features quartz countertops, an expansive centre island with a flush eating bar, abundant cabinetry and an oversized walk-through pantry connecting to the mudroom and garage. Sleek Whirlpool stainless-steel appliances include a smooth-top range, French-door refrigerator with icemaker and internal water dispenser, built-in wall microwave and Broan cabinet hood fan. The kitchen flows naturally into the spacious dining area and Great Room, creating a bright and inviting setting for family living and entertaining. A private main-floor bedroom and adjacent three-piece bathroom with a glass-enclosed shower offer an excellent arrangement for extended family, overnight guests or anyone who prefers to avoid stairs. Upstairs offers more than 1,385 sq. ft. with three bedrooms, a central bonus room, a full bathroom and a large laundry room with a folding counter. The primary retreat features a generous walk-through closet and luxurious five-piece ensuite with dual vanities, a freestanding angled soaker tub, oversized shower and private water closet. Additional highlights include a separate side entrance, raised nine-foot basement ceiling, three-piece bathroom

rough-in and Jayman's EXTRA Fit & Finish®. Jayman's Core Performance features include 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, Navien tankless water heater, triple-pane windows and smart-home technology. Painted Sky offers relaxed small-town living with approximately 2.8 kilometres of pathways, four playgrounds and six parks, plus convenient access to recreation, services and Langdon-area schools. **FEATURED JANUARY 2027 OPPORTUNITIES** 401 Northern Lights Place – Bently 24 – \$622,900 397 Northern Lights Place – Karma 24 – \$658,900 393 Northern Lights Place – Holly 24 – \$654,900 Four Jayman BUILT homes are currently under construction. Contact your REALTOR® for details about the fourth opportunity, current availability, specifications and viewing options.