



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2346511



\$658,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,340 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, 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, 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 Karma 24 at 397 Northern Lights Place. Priced at \$627,523.81 before GST (\$658,900 including GST), this impressive new home offers approximately 2,340 sq. ft., three bedrooms, 2.5 bathrooms and an attached double garage. The 1,051 sq. ft. main level features luxury vinyl plank flooring and an open-concept layout. The gourmet kitchen showcases quartz countertops, abundant cabinetry, a generous centre island and a walk-through pantry connecting to the mudroom and garage. The kitchen flows into the spacious dining area and Great Room, where an electric fireplace and dramatic open-to-above design create a memorable focal point. Patio doors lead to the completed 10' x 10' rear deck with a barbecue gas line. An enclosed front den provides a private space for a home office, study or quiet retreat. A powder room completes the main floor. The 1,289 sq. ft. upper level offers three generously sized bedrooms, a central bonus room and convenient walk-through laundry. The primary retreat includes a spacious walk-in closet and luxurious five-piece ensuite. An open-to-below feature enhances the home's bright, spacious design. Professionally coordinated in Jayman's Ebony Oasis colour palette, the interior combines black cabinetry, rich dark-brown woodgrain finishes, dramatic tile and contemporary hardware. Additional highlights include Jayman's EXTRA Fit & Finish®; a separate side entrance, Hardie Board®; front exterior, quartz countertops

throughout the kitchen and bathrooms, raised nine-foot basement ceiling and three-piece bathroom rough-in. Jayman's energy-efficient standard inclusions feature eight 500-watt solar panels, Quantum Performance Wall System powered by BTRboard, BUILT GREEN® Canada certification, high-efficiency furnace with MERV 13 filtration, HRV system, ultraviolet air purification, tankless water heater, foundation wrap, triple-pane R-6 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 405 Northern Lights Place — Charlotte 26 — \$684,900 401 Northern Lights Place — Bently 24 — \$622,900 397 Northern Lights Place — Karma 24 — \$658,900 393 Northern Lights Place — Holly 24 — \$654,900 Contact your REALTOR® today for complete details and viewing opportunities.