



GRASSROOTS
REALTY GROUP

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**492 Northern Lights Place
Langdon, Alberta**

MLS # A2346848

\$693,800



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic 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:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Merritt II, a brand-new home offering over 2,000 square feet of thoughtfully designed living space in Painted Sky, Langdon. With 3 bedrooms, 2.5 bathrooms, an upper bonus room, and a triple-car garage, this home delivers the extra space and everyday functionality that makes a difference for a growing family. The main floor is designed around comfortable, open-concept living. At the heart of the home, the kitchen features a large central island with plenty of room for prep, casual seating, and gathering, along with "upper cabinetry complete with soffit and crown moulding to the ceiling. Stainless steel appliances, including a hood fan and built-in microwave, complete the space, while a dedicated pantry provides additional storage. The kitchen flows into the dining and living areas, where a gas fireplace with tile extending to the ceiling creates a warm focal point. A functional mudroom off the triple-car garage gives you a dedicated drop zone for shoes, coats, backpacks, and everything that comes with day-to-day family life. Upstairs, the bonus room adds another valuable living space that can easily become a family room, playroom, media area, or home office. The primary bedroom offers its own private ensuite, while two additional bedrooms and a full main bathroom provide plenty of room for family or guests. Tile flooring in the ensuite, main bathroom, and laundry room adds durability and a polished finish. The basement offers even more future potential with 9-foot ceilings, giving you a great foundation to create additional bedrooms, a recreation room, gym, or entertainment space down the road. A 200 AMP electrical panel and two-stage furnace add practical upgrades behind the scenes. Outside, a gel-stained fibreglass front door adds warmth and curb appeal, while the triple-car garage is a major bonus for anyone needing

extra vehicle parking, storage, recreational space, or room for a workshop. Located in Painted Sky, one of Langdon's growing new communities, you can enjoy the space and quieter feel that draws families to Langdon while remaining within an easy drive of Calgary. With parks, pathways, schools, recreation, and everyday amenities nearby, it offers a great balance between small-town living and city accessibility. With over 2,000 sq. ft., a triple garage, bonus room, functional family layout, and room to grow into the basement, the Merritt II offers a lot of home in a community designed for a little more breathing room.