



GRASSROOTS
REALTY GROUP

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242 Northern Lights Grove NW
Langdon, Alberta

MLS # A2352033

\$666,128

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

This beautiful home was designed for family comfort with an oversized garage, side entrance, rear deck with BBQ gas line, and added windows for a bright, welcoming feel. A main floor bedroom and full bath are perfect for guests, grandparents, or a quiet office. Enjoy LVP throughout the main, quartz countertops with undermount sinks, paint-grade railing with iron spindles, and a cozy electric fireplace with mantel and tile below. The mudroom's open bench and coat rack keep busy days organized. Executive kitchen features built-in stainless steel appliances, chimney hood fan, gas cooktop, pendant lighting, and walk-in pantry. Ensuite offers a 5-piece layout with soaker tub, tiled shower with ledge, plus tile in wet areas. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.