

# \$735,950 - 143 Brander Avenue, Langdon

MLS® #A2138160

**\$735,950**

5 Bedroom, 3.00 Bathroom, 2,377 sqft

Residential on 0.14 Acres

N/A, Langdon, Alberta

Discover Patrick by Sterling Homes Calgary. This spacious 2311 sqft home offers numerous features for comfort and convenience. Designed for families, this 5-bed, 3-full bath residence suits wide, shallow lots, providing a serene countryside experience. The home features 9' knockdown main floor and basement ceilings, creating a sense of grandeur. The executive kitchen includes built-in stainless steel appliances, a walk-in pantry, chimney hood fan, waterline to the fridge, and gas line to the range. Enjoy a full bed and bath on the main floor, black hardware throughout, and quartz countertops with undermount sinks. Luxury Vinyl Plank (LVP) flooring extends throughout the main floor and wet areas. The living area has an electric fireplace with a floor-to-ceiling tile face and MDF mantle. The 5-piece ensuite includes a soaker tub, dual sinks, walk-in shower, and barn-style sliding door. The home also includes a 21'—22' double car garage on a 69' wide lot. .\*Photos are representative\*

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2138160  |
| Price      | \$735,950 |
| Sold Price | \$731,500 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 2,377       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 143 Brander Avenue |
| Subdivision | N/A                |
| City        | Langdon            |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0J 1X2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                    |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Decorative, Gas, Great Room                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Lighting         |
| Lot Description   | Back Yard, Level |
| Roof              | Asphalt Shingle  |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2024 |
| Date Sold      | July 5th, 2024 |
| Days on Market | 29             |
| Zoning         | TBD            |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.