

# \$739,400 - 124 Brander Avenue, Langdon

MLS® #A2158151

**\$739,400**

3 Bedroom, 3.00 Bathroom, 2,377 sqft  
Residential on 0.14 Acres

NONE, Langdon, Alberta

The Briar by Sterling Homes Calgary is where modern elegance meets functional living. With 2,314 square feet, this beautifully designed home features 3 bedrooms, 2.5 bathrooms, and a 2-car garage. Step inside to 9' ceilings that enhance the spacious feel of the main floor, where an executive kitchen awaits with stainless steel appliances, a large walk-in pantry, and sleek quartz countertops. The open-concept layout flows seamlessly into a versatile flex room and a cozy gas fireplace, perfect for family gatherings. Upstairs, discover generously sized bedrooms, including a luxurious primary bedroom with a 5-piece ensuite featuring a standalone soaker tub, dual sinks, and a stylish barn-style sliding door. Additional highlights include luxury vinyl plank flooring throughout the main floor, a mudroom with a walk-in closet, and extra windows for natural light. Thoughtfully designed, the Briar balances style and comfort, making it ideal for today's families.\*Photos are representative.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2158151  |
| Price      | \$739,400 |
| Sold Price | \$740,591 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,377       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 124 Brander Avenue |
| Subdivision | NONE               |
| City        | Langdon            |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0J1X2             |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator                                           |
| Heating           | Forced Air                                                                                                            |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Decorative, Electric                                                                                                  |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

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

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 15th, 2024    |
| Date Sold      | September 26th, 2024 |
| Days on Market | 41                   |
| Zoning         | TBD                  |
| HOA Fees       | 0.00                 |

**Listing Details**

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

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