

\$849,950 - 199 Brander Avenue, Langdon

MLS® #A2164488

\$849,950

3 Bedroom, 3.00 Bathroom, 2,288 sqft
Residential on 0.18 Acres

NONE, Langdon, Alberta

Welcome to The Briar by Sterling Homes! â€”a 3-bed, 2.5-bath home spanning 2228 sq ft. This showhome features a triple car garage and showcases an executive kitchen layout with a Silgranit farmhouse sink, open shelving in the island, and two-tone cabinetry. The spacious great room is highlighted by an open-to-above design and a gas fireplace with half tile and maple trim, perfect for cozy gatherings. Upstairs, the primary bedroom offers a luxurious ensuite with a fiberglass tub, tile ceiling in the main bath, and a vanity bank of drawers. Additional features include a smart home package, air conditioning, and a 14'6"x8' wooden back deck with railing. This landscaped corner lot is packed with upgrades. The Briar Model combines elegance and practicality, ensuring a comfortable and stylish living experience. -EARLY FALL POSSESSION.

Built in 2024

Essential Information

MLS® #	A2164488
Price	\$849,950
Sold Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,288



Acres	0.18
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	199 Brander Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Stove(s), Built-In Oven, Dryer, Gas Range, Microwave, Range Hood, Washer
Heating	Forced Air, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Landscaped, Level, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2024
Date Sold October 29th, 2024
Days on Market 35
Zoning TBD
HOA Fees 0.00

Listing Details

Listing Office Bode Platform Inc.

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