

\$799,925 - 131 Brander Avenue, Langdon

MLS® #A2174399

\$799,925

4 Bedroom, 3.00 Bathroom, 2,774 sqft

Residential on 0.14 Acres

N/A, Langdon, Alberta

Introducing the Conner by Sterling Homes! This beautiful 2,717 sq. ft. home features 4 bedrooms, 2.5 bathrooms, and a 2-car garage. The main floor offers 9' ceilings, a spacious flex room, and an executive kitchen complete with built-in stainless steel appliances, a large walk-in pantry, gas line to the range, pendant lights, and a chimney hood fan. Quartz countertops and Luxury Vinyl Plank (LVP) flooring extend throughout the main and wet areas, providing both elegance and durability. Relax in the great room by the gas fireplace, featuring a tile face, niche, and maple mantel. The mudroom includes a walk-in coat closet for added convenience. Upstairs, the 5-piece ensuite in the primary bedroom offers dual sinks, a soaker tub, a walk-in shower with tiled walls, and a barn-style sliding door. Additional features include maple-grade railings with iron spindles, extra windows throughout, and a south-facing backyard with a BBQ gas line. Photos are representative



Built in 2024

Essential Information

MLS® #	A2174399
Price	\$799,925
Sold Price	\$780,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,774
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	131 Brander Avenue
Subdivision	N/A
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, 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	October 21st, 2024
Date Sold	November 25th, 2024
Days on Market	35
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	Bode Platform Inc.
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