

\$763,650 - 119 Brander Avenue, Langdon

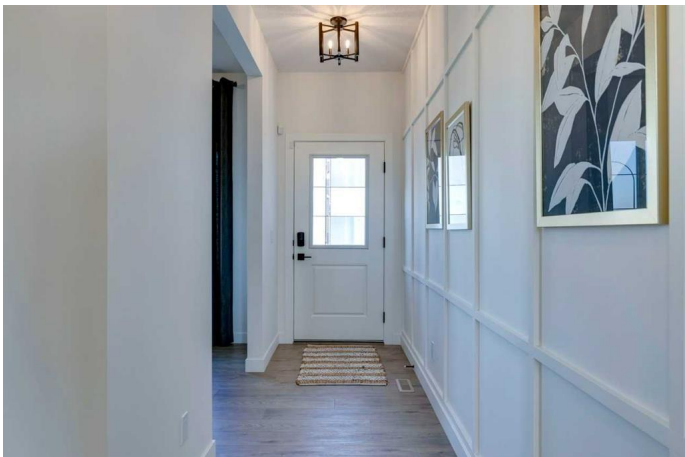
MLS® #A2186314

\$763,650

3 Bedroom, 3.00 Bathroom, 2,296 sqft
Residential on 0.14 Acres

N/A, Langdon, Alberta

Welcome to the stunning Briar in Painted Sky, Langdon! This 3-bedroom, 2.5-bathroom home offers 2,228 sq. ft. of thoughtfully designed living space. The main floor features 9' ceilings, an executive kitchen with built-in stainless-steel appliances, quartz countertops, a large walk-in pantry, a gas line to the range, and a chimney hood fan. Enjoy the cozy electric fireplace in the great room, a main floor den with a barn door, and a mudroom with a walk-in coat closet. Upstairs, a vaulted ceiling enhances the bonus room, while the spacious primary bedroom boasts a spa-like 5-piece ensuite with a soaker tub, dual sinks, and a tiled shower. Additional highlights include luxury vinyl plank flooring, paint-grade railings with iron spindles, extra windows, and a south-facing backyard with a BBQ gas line. With a 3-car garage, a 9' basement, and a side entrance, this home offers both luxury and functionality. *Photos are representative.



Built in 2024

Essential Information

MLS® #	A2186314
Price	\$763,650
Sold Price	\$751,175
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,296
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	119 Brander Avenue
Subdivision	N/A
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Skylight(s), Soaking Tub, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Level, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2025
Date Sold	March 18th, 2025
Days on Market	69
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.