

\$710,953 - 388 Northern Lights Green, Langdon

MLS® #A2186671

\$710,953

3 Bedroom, 3.00 Bathroom, 1,985 sqft
Residential on 0.14 Acres

NONE, Langdon, Alberta

Welcome home to the Merritt 2 Prairie by Broadview Homes; a stunning contemporary home boasting over 1985 SqFt throughout the main and upper levels. This gorgeous brand new home is full of comfortable living space and a welcoming open floor plan. The beautiful spectacular chef's kitchen is outfitted with granite countertops, soft close cabinetry, 42 inch upper cabinets with crown molding to the ceiling and stainless steel appliances including a gas range! The walkthrough pantry connects the kitchen to the mud room off the interior garage door for an easy grocery drop. The dining area is ready for a large dinner table to enjoy meals with your family. The large great room features a gas tiled fireplace for both comfort and style. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom is personal oasis; with a large spa-like 5pc ensuite bath and walk-in closet. The 5pc ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 are both generous in size and share the main 4pc bathroom with a tub/shower combo. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room with a linen closet is every home owner's dream as its located near all bedrooms. Downstairs, the basement has 9Ft ceilings and rough-in plumbing. This home has a 200 AMP electrical panel and 2 stage furnace. Featuring a 3-car



CHOOSE FROM 5 CURATED INTERIOR PALETTES



Garage, this home has room for all your toys as well! Broadview offers fine granite in kitchen and baths, a wide selection of durable maple Hardwood & LVP flooring, tile flooring in all wet areas, superior Carpet, Pot Lights in Kitchen, High-quality Cabinetry from Wildwood Cabinets! Hurry and book your showing at your brand new Broadview Home today!

Built in 2025

Essential Information

MLS® #	A2186671
Price	\$710,953
Sold Price	\$687,024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,985
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	388 Northern Lights Green
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Front, On Street, Triple Garage Attached

Interior

Interior Features	Open Floorplan, Walk-In Closet(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Date Sold	March 3rd, 2025
Days on Market	49
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Crown
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