

\$725,000 - 139 Brander Avenue, Langdon

MLS® #A2196135

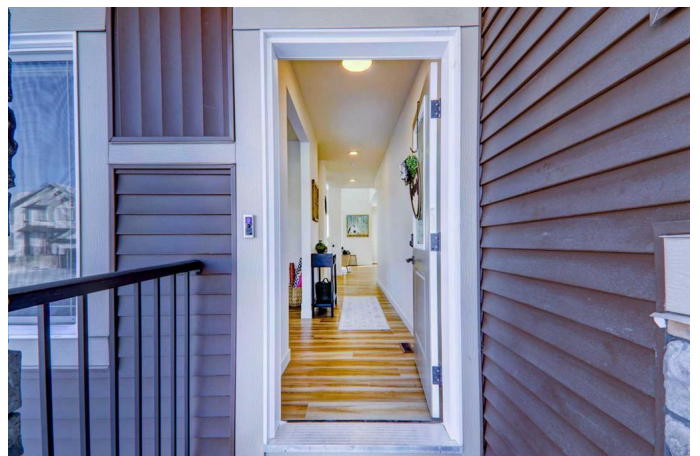
\$725,000

3 Bedroom, 3.00 Bathroom, 2,304 sqft

Residential on 0.14 Acres

NONE, Langdon, Alberta

Stunning Family Home “ Backing Onto Open Fields for Ultimate Privacy! Step into luxury and comfort with this exceptional, almost brand-new home that’s in pristine, like-new condition! Designed for modern family living, this spacious two-storey home sits on a large lot and backs onto open fields” offering the privacy and wide-open views you’ve been searching for. As you enter, you’ll find a flex room at the front of the home” perfect for a private office or quiet reading space. The main floor is thoughtfully designed, with a tucked-away private bathroom offering convenience and ease. The back mudroom is perfectly designed to keep the family organized. At the back of the home, the family room is the heart of the space, featuring expansive windows that showcase breathtaking views of the open field. The floor-to-ceiling fireplace serves as a stunning focal point, and the open-to-above design adds an impressive sense of grandeur. A standout feature is the electric blinds on the soaring windows, allowing you to easily control light and privacy at the touch of a button. The executive kitchen is an entertainer’s dream, featuring top-of-the-line built-in stainless steel appliances, an induction cooktop, stunning two-toned cabinetry, quartz countertops, a spacious walk-in pantry, and a modern hood fan. A bright and sunny dining area flows seamlessly from the kitchen” perfect for family meals and entertaining. Upstairs, you’ll find a



convenient upper-floor laundry room, as well as a primary suite thatâ€™s a true retreat. The luxurious spa ensuite includes a soaker tub, dual sinks, a tiled shower, and a private walk-in closet. Two additional bedrooms, a full bathroom, and a versatile bonus room provide plenty of space for a growing family. The home is smart home equipped, adding modern convenience and security. The oversized double attached garage offers ample space and is roughed in for an electric car plug, while the dedicated RV parking is a rare find. Additionally, the home is roughed in for solar, providing an opportunity for future energy efficiency. The basement offers incredible potential, featuring a fully finished bedroom while leaving the rest as a blank canvas, ready for your creative touchâ€”whether you envision a home theatre, gym, extra bedrooms, or the ultimate entertainment space. Outside, the expansive backyard offers endless potential for play, relaxation, or future landscaping ideasâ€”all while enjoying breathtaking open views with no rear neighbors. Location is unbeatable! This home is within walking distance to schools, including a K-8 school and the newly opened high schoolâ€”perfect for families seeking convenience and accessibility. Located in a thriving, family-friendly community, youâ€™ll enjoy easy access to parks, schools, and everyday amenities. If youâ€™re looking for a beautiful, move-in-ready home with breathtaking style, incredible privacy, and future-ready features, this is the one!

Built in 2024

Essential Information

MLS® #	A2196135
Price	\$725,000
Sold Price	\$725,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,304
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	139 Brander Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Quartz Counters, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Refrigerator, Built-In Oven, Electric Cooktop, Garage Control(s), Microwave, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Date Sold	March 12th, 2025
Days on Market	19
Zoning	TBD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.