

**134 Northern Lights Crescent  
Langdon, Alberta**

**MLS # A2263353**

# \$705,800



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder's Appliance Package		

**Luxury Living Redefined** – The Meritt III by Broadview Homes Welcome to The Meritt III, a beautifully crafted home by Broadview Homes, offering 2,087 sq. ft. of upscale, thoughtfully designed living space. With 3 bedrooms, 2.5 bathrooms, and a triple car garage, this home perfectly balances luxury and practicality for modern family life. Step inside through the stunning gel-stained fiberglass front door and be greeted by a light-filled, open-concept main floor. The chef-inspired kitchen is a showstopper with 42” upper cabinets complete with crown molding and soffit to the ceiling, soft-close doors and drawers, and a full suite of stainless steel appliances, including a built-in microwave and designer hood fan. A walkthrough pantry leads directly to the mudroom and interior garage access, making grocery runs effortless. The kitchen flows seamlessly into a spacious Great Room and dining nook, perfect for both entertaining and everyday living. Just outside, a rear deck invites you to extend your living space into the outdoors—ideal for summer evenings and weekend gatherings. Upstairs, you’ll find a large bonus room for family movie nights, a convenient laundry room with ample space for storage and organization, and two generous secondary bedrooms. The primary retreat is a serene escape, complete with a spa-inspired 5-piece ensuite featuring dual vanities, a soaking tub, tiled walk-in shower, and private water closet. The basement offers 9’ ceilings and a separate side entrance, providing incredible potential for future development or an income suite (with city approval). A 200 AMP electrical panel and 2-stage high-efficiency furnace ensure long-term performance and energy efficiency, while designer tile in the ensuite, main bath, and laundry adds a refined finish throughout. This is more than just a home—it’s your

next chapter, elevated. Experience the unparalleled quality and style that only Broadview Homes can deliver. Schedule your private showing today&mdash;your dream home awaits