

134 Northern Lights Crescent
Langdon, Alberta

MLS # A2279363



\$678,800

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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,087 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Faces Front, On Street, Triple Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Light | | |

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|--------------------|---|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | R-MID |
| Foundation: | Poured Concrete | Utilities: | - |

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: 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—your dream home awaits