

146 Northern Lights Crescent  
Langdon, Alberta

MLS # A2283455



# \$722,465

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | NONE                   |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,250 sq.ft.           | Age:   | 2025 (1 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.16 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |  |            |     |
|-------------|--|------------|-----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank  | Sewer:     | -   |
| Roof:       | Asphalt Shingle  | Condo Fee: | -   |
| Basement:   | Full   | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame  | Zoning:    | TBD |
| Foundation: | Poured Concrete  | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s) |            |     |

Inclusions: N/A

Welcome to the Allure 3 - a thoughtfully designed home blending style and functionality. Built by Sterling Homes, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. The executive kitchen is a showstopper, featuring a gas cooktop, stainless steel built-in appliances, chimney hood fan, waterfall-edge island and striking pendant lighting, with a convenient walk-through pantry. LVP flooring flows throughout the main floor, anchored by a cozy electric fireplace with mantle. Additional windows throughout the home create bright, inviting living spaces. Upstairs, enjoy tile flooring in the bathrooms and unwind in the spacious 5-piece ensuite. A separate basement entrance offers future development potential, while the oversized double garage provides ample space for vehicles and storage. A beautiful home designed for modern living. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches&mdash;all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.