

**372 Northern Lights Green**  
**Langdon, Alberta**

**MLS # A2220617**



**\$739,800**

|                  |                                             |               |                  |
|------------------|---------------------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                                        |               |                  |
| <b>Type:</b>     | Residential/House                           |               |                  |
| <b>Style:</b>    | 2 Storey                                    |               |                  |
| <b>Size:</b>     | 2,167 sq.ft.                                | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                           | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Driveway, On Street, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.14 Acre                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Rectangular Lot    |               |                  |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome home to the Stonebrook by Broadview Homes; a stunning contemporary home boasting over 2,167 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 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 walkthrough pantry connects the mud room and kitchen. The dining area is ready for a large dinner table to enjoy meals with your family. The large great room features a gas 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 5pc bathroom with a tub/shower combo and double vanity. The bonus room is a great addition to your family seating for a relaxing evening. The upper level laundry room 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 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!