

**174 Northern Lights Crescent
Langdon, Alberta****MLS # A2274796****\$838,000****Division:** NONE**Type:** Residential/House**Style:** 2 Storey**Size:** 2,817 sq.ft. **Age:** 2025 (1 yrs old)**Beds:** 4 **Baths:** 2 full / 1 half**Garage:** Quad or More Attached, Workshop in Garage**Lot Size:** 0.16 Acre**Lot Feat:** Street Lighting**Heating:** Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Vinyl Plank**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Stone, Vinyl Siding, Wood Frame**Zoning:** TBD**Foundation:** Poured Concrete**Utilities:** -**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s)**Inclusions:** N/A

Immediate possession available at 174 Northern Lights Crescent. This expansive NuVista Homes property features 4 bedrooms and 2.5 bathrooms, offering exceptional space for families. The main floor includes a bright, open-concept layout with a modern kitchen featuring quartz countertops, premium cabinetry, and a large island overlooking the dining area and great room. A versatile flex space adds functionality for a home office or additional seating. Upstairs, the impressive primary bedroom offers a walk-in closet and private ensuite, complemented by three additional bedrooms, a full bathroom, and convenient upper-floor laundry. Large windows throughout enhance natural light and create a warm, inviting atmosphere. A quadruple attached garage provides secure parking and ample storage. Located in a desirable community surrounded by parks, pathways, and amenities, this move-in-ready home delivers luxury, comfort, and convenience. Photos are representative.