

# \$759,900 - 184 Brander Avenue Nw, Langdon

MLS® #A2213163

**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,042 sqft

Residential on 0.15 Acres

NONE, Langdon, Alberta

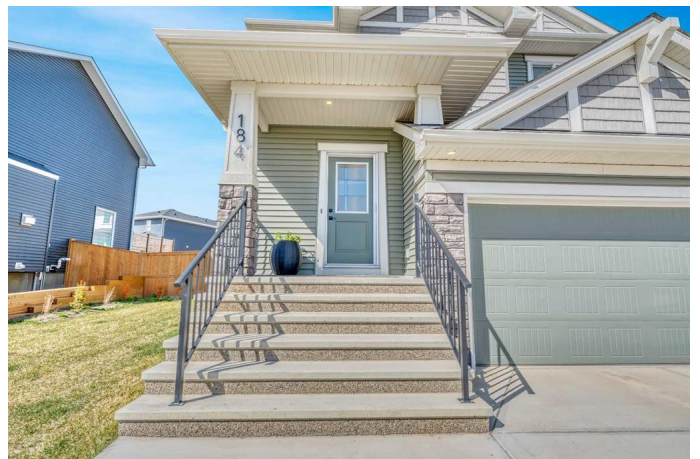
Welcome to Your Dream Home!

Step into luxury with this stunning 3-bedroom, 2.5-bath home that perfectly blends thoughtful design with modern comfort. Boasting 9-foot ceilings on every floor, this open-concept layout feels expansive and inviting from the moment you walk in.

The heart of the home is the chef-inspired kitchen, featuring an oversized island with quartz countertops, two-tone cabinetry, a walk-through pantry with solid wood shelving, and upgraded stainless steel appliances, including a gas stove. Luxury vinyl plank flooring throughout adds both style and durability. Oversized patio doors flood the living space with natural light and lead to a backyard that includes a good sized deck and enough room to add a pool or hot tub. The spacious mudroom with a closet keeps things organized.

The upper level has a bright and sunny bonus room. Huge primary suite with a luxurious walk-in closet and a spa-like ensuite. 2 additional bedrooms and a 4 piece bathroom. In addition the upper-floor laundry offers everyday convenience.

Enjoy year-round comfort with a furnace and heat pump system providing efficient heating and cooling, plus the home is roughed-in for solar power for future energy savings. A



three-car garage offers ample room for vehicles, storage, or even a workshop.

This is a home where every detail has been considered – from solid shelving in the pantry to the oversized island perfect for entertaining.

Don't miss your opportunity to own this beautifully upgraded, move-in-ready home in the growing family community of Langdon. Langdon features 3 schools ranging from K-12, shopping and recreation only 15 minutes east of Calgary.

Built in 2023

**Essential Information**

MLS® #	A2213163
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,042
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	184 Brander Avenue Nw
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached, Concrete Driveway
# of Garages	3

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	Fireplace(s), Forced Air, Natural Gas, Electric, Heat Pump
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	14
Zoning	R-MID

## Listing Details

Listing Office	RE/MAX Key
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