

\$705,800 - 134 Northern Lights Crescent, Langdon

MLS® #A2263353

\$705,800

3 Bedroom, 3.00 Bathroom, 2,087 sqft

Residential on 0.16 Acres

NONE, Langdon, Alberta

Luxury Living Redefined – The Meritt III by Broadview Homes

Welcome to The Meritt III, a beautifully crafted home by Broadview Homes, offering 2,001 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 9â€™™ 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 homeâ€™™s your next chapter, elevated. Experience the unparalleled quality and style that only Broadview Homes can deliver. Schedule your private showing todayâ€™™your dream home awaits

Built in 2025

Essential Information

MLS® #	A2263353
Price	\$705,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	134 Northern Lights Crescent
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X2

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Fro
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Islan Open Floorplan, Pantry, Rec Tub, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinishe

Exterior

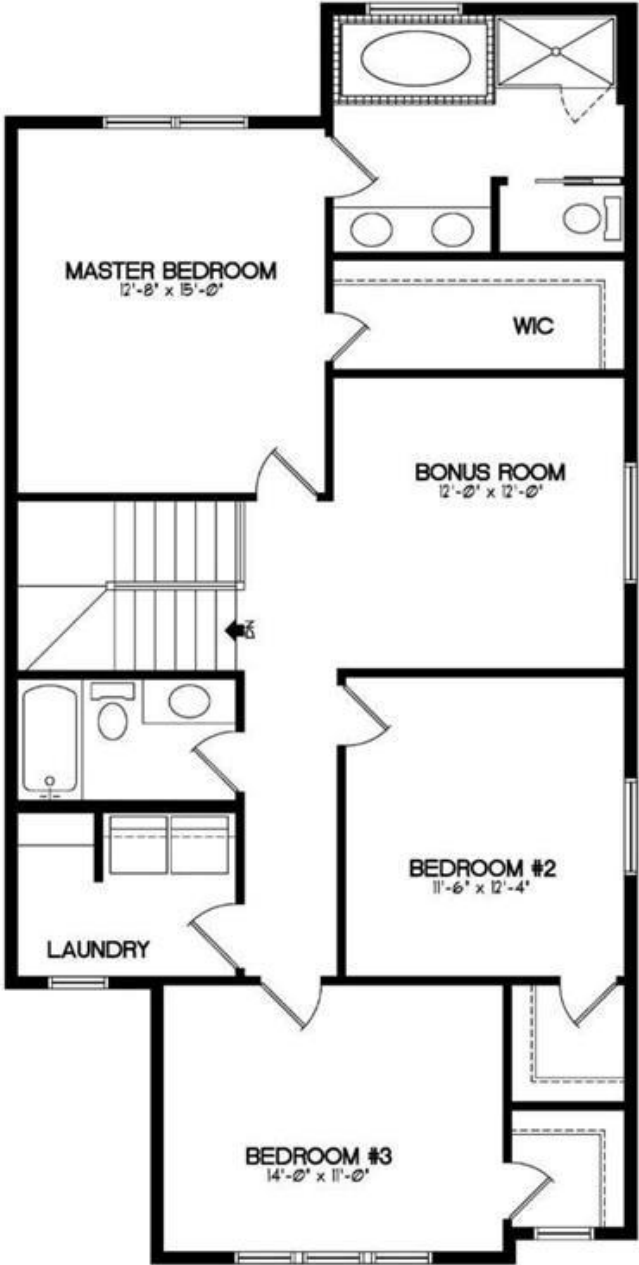
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, No I Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vir
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	6
Zoning	R-MID

Listing Details

Listing Office	RE/MAX Crown
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