

138 Northern Lights Crescent
Langdon, Alberta

MLS # A2229321

\$787,775

	Division:	Langdon		
	Type:	Residential/House		
	Style:	2 Storey		
	Size:	2,547 sq.ft.	Age:	2024 (1 yrs old)
	Beds:	5	Baths:	3
	Garage:	Triple 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, Unfinished		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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)			
Inclusions:	N/A			

Discover the Pierce 2—where style meets function! This stunning home features a peninsula-style executive kitchen with quartz countertops, built-in stainless steel appliances, and a walk-in pantry. Enjoy a main floor bedroom with full bath, vaulted bonus room ceiling, and tiled gas fireplace with mantle. Relax in the luxurious 5-piece ensuite with soaker tub and tiled walk-in shower. Thoughtful upgrades include tiled flooring in all baths and laundry, 9' basement ceiling, side entrance, and gas BBQ line. Situated on a larger lot, this home also offers a 3-car garage and abundant natural light from extra windows throughout. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. 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. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are representative.