

# \$795,650 - 138 Northern Lights Crescent, Langdon

MLS® #A2229321

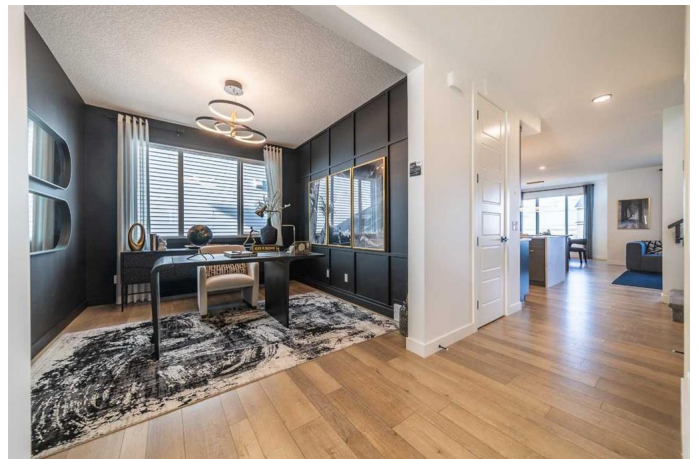
**\$795,650**

5 Bedroom, 3.00 Bathroom, 2,547 sqft

Residential on 0.16 Acres

N/A, Langdon, Alberta

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.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229321    |
| Price          | \$795,650   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,547       |
| Acres          | 0.16        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 138 Northern Lights Crescent |
| Subdivision | N/A                          |
| City        | Langdon                      |
| County      | Rocky View County            |
| Province    | Alberta                      |
| Postal Code | T0J1X2                       |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Soaking Tub |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |

|                 |                         |
|-----------------|-------------------------|
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Mantle, Decorative |
| Has Basement    | Yes                     |
| Basement        | Full, Unfinished        |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 98              |
| Zoning         | TBD             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.