



199 Brander Avenue Langdon Alberta

\$899,900

Welcome to The Briar by Sterling Homes! --a 3-bed, 2.5-bath home spanning 2228 sq ft. This showhome features a triple car garage and showcases an executive kitchen layout with a Silgranit farmhouse sink, open shelving in the island, and two-tone cabinetry. The spacious great room is highlighted by an open-to-above design and a gas fireplace with half tile and maple trim, perfect for cozy gatherings. Upstairs, the primary bedroom offers a luxurious ensuite with a fiberglass tub, tile ceiling in the main bath, and a vanity bank of drawers. Additional features include a smart home package, air conditioning, and a 14'6"x8' wooden back deck with railing. This landscaped corner lot is packed with upgrades--pictures won't do it justice. The Briar Model combines elegance and practicality, ensuring a comfortable and stylish living experience. -EARLY FALL POSSESSION. *Photos are representative.* (id:6769)

- Den 9.17 Ft x 11.25 Ft
- Kitchen 14.17 Ft x 13.75 Ft
- 2pc Bathroom Measurements not available
- Great room 14.50 Ft x 13.25 Ft
- Other 11.00 Ft x 10.08 Ft
- Other 7.00 Ft x 8.42 Ft
- Primary Bedroom 13.00 Ft x 14.58 Ft
- 5pc Bathroom 9.42 Ft x 14.17 Ft
- 5pc Bathroom Measurements not available
- Laundry room 6.00 Ft x 7.17 Ft
- Bonus Room 12.42 Ft x 15.75 Ft
- Bedroom 10.00 Ft x 12.00 Ft
- Bedroom 10.00 Ft x 11.25 Ft

Listing Presented By:



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