

\$849,800 - 159 Brander Avenue, Langdon

MLS® #A2261951

\$849,800

3 Bedroom, 3.00 Bathroom, 2,364 sqft

Residential on 0.14 Acres

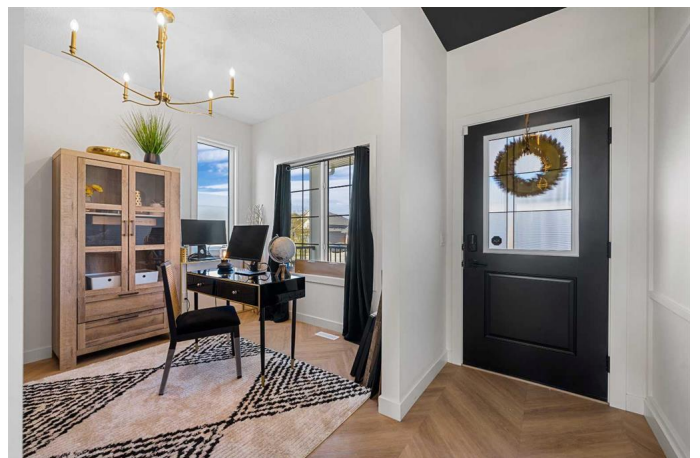
NONE, Langdon, Alberta

This gorgeous custom-built home stands out with designer finishes, over \$150k in thoughtful upgrades, and a layout designed for both family living and entertaining. From the moment you step inside, you'll notice the impeccable flow — soaring 20-foot ceilings in the main living area, expansive windows that flood the home with natural light, and timeless farmhouse-inspired exterior details with modern pops of style.

The kitchen is a chef's dream, designed as a true working kitchen with a walk-in pantry that can easily be converted into a butler's pantry for extra convenience. Upstairs, the primary suite is smartly separated from the kids' bedrooms for privacy, while a versatile bonus room makes the perfect playroom or media space.

Downstairs, the basement is a blank canvas — boasting tall ceilings and large 3-foot egress windows, it feels open and bright, ready for your vision to come to life.

Car enthusiasts will love the oversized double garage with soaring ceilings — perfect for adding a car lift and transforming it into a four-car garage. The lot also offers flexibility, with the potential for RV parking since there's no triple-car garage encroaching on the yard. The south-facing backyard adds even more appeal, offering sunny outdoor living space.



Location is everything, and Langdon delivers the best of both worlds: small-town charm with exciting amenities on the way, including a new strip mall and McDonaldâ€™s, while schools and local conveniences are just a short walk away. Plus, the drive into Calgary is similar to commuting from South Calgary â€“ giving you more home and more lifestyle without the city hustle and additional cost.

If youâ€™re looking for a home that blends timeless design, incredible functionality, and unbeatable value in a growing community, 159 Brander Ave is the one.

Built in 2024

Essential Information

MLS® #	A2261951
Price	\$849,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	159 Brander Avenue
Subdivision	NONE
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, See Remarks
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-MID

Listing Details

Listing Office	RE/MAX iRealty Innovations
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