$969,000 - 55 North Bridges Garden, Langdon
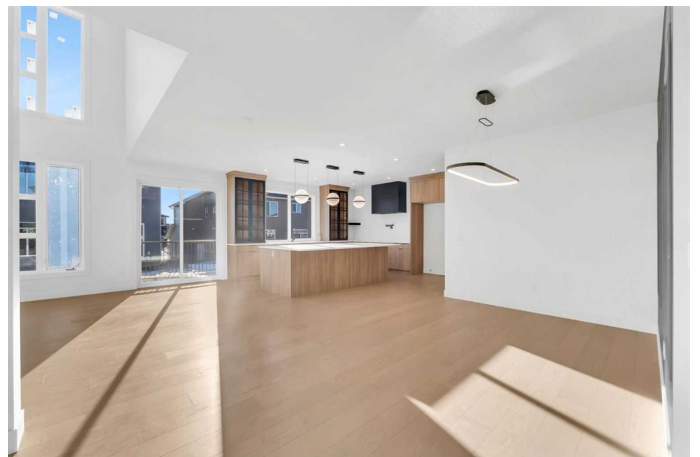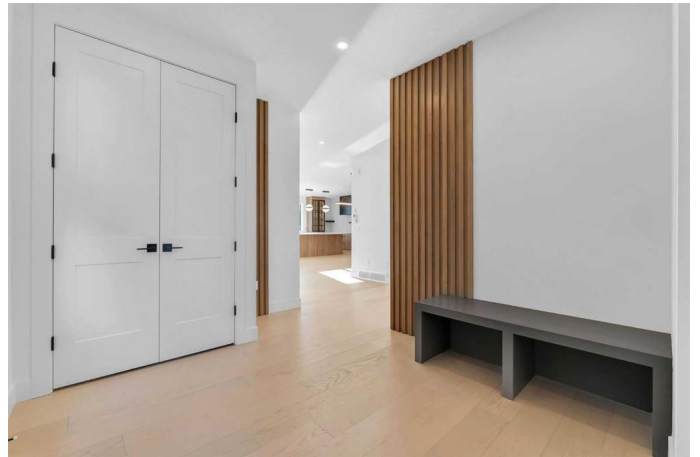
MLS® #A2216280

$969,000

4 Bedroom, 4.00 Bathroom, 3,237 sqft
Residential on 0.15 Acres

Bridges of Langdon, Langdon, Alberta

BRAND NEW 2-STOREY DETACHED HOME | 4 BEDS | 3.5 BATHS | 4 CAR GARAGE | SEPARATE SIDE ENTRANCE BASEMENT ACCESS | OPEN CONCEPT FLOOR PLAN | END OF MAY POSSESSION - Photos are an example of a previous similar floorplan & finish. Welcome to your brand-new dream home in the Bridges of Langdon, designed for modern living and exceptional functionality. This stunning residence features over 3,200 SQFT of living space, a spacious 4-car garage that opens into a convenient mudroom, perfect for keeping your home tidy and organized. Just off the entryway, you'll find a versatile flex room that can easily be transformed into an additional bedroom, home office, or playroomâ€"whatever suits your lifestyle best. The architecturally striking main floor, with its open concept, serves as a central design feature, adding a modern touch and visual interest to the home. Step into the expansive great room, where a beautiful tile-faced fireplace provides a warm and welcoming atmosphere. Large windows flood the space with natural light, enhancing the open-to-below feature connecting seamlessly to the heart of the homeâ€"the chef-inspired kitchen. Designed for both style and function, the kitchen features stainless steel appliances (as per builder specifications), a large central island, and ample counter space. A butlerâ€™s pantry offers extra storage and prep space, making entertaining and everyday living effortless. From the main living area,

step out onto the deck, which leads to a private backyardâ€"ideal for outdoor gatherings and family enjoyment. Upstairs, the thoughtfully designed upper level features four spacious bedrooms, three full bathrooms, a convenient laundry room, and a bright bonus space perfect for a media room, play area, or additional lounge. The luxurious primary suite includes a generous walk-in closet and a spa-like 5-piece ensuite, complete with a soaker tub, double vanity, and separate shower. Two of the secondary bedrooms are connected by a Jack-and-Jill bathroom, while the fourth bedroom features its own walk-in closet for added storage and convenience. BASEMENT IS UNFINISHED, but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (subject to city approval).

Built in 2025

Essential Information

MLS® #	A2216280
Price	$969,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,237
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	55 North Bridges Garden
Subdivision	Bridges of Langdon

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X3

Amenities

Parking Spaces	8
Parking	Oversized, Driveway, Quad or More Attached
# of Garages	4

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Built-in Features, Natural Woodwork, Wired for Data
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Playground, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Zoning	R1

Listing Details

Listing Office	Real Broker