

\$949,999 - 125 North Bridges Bay Sw, Langdon

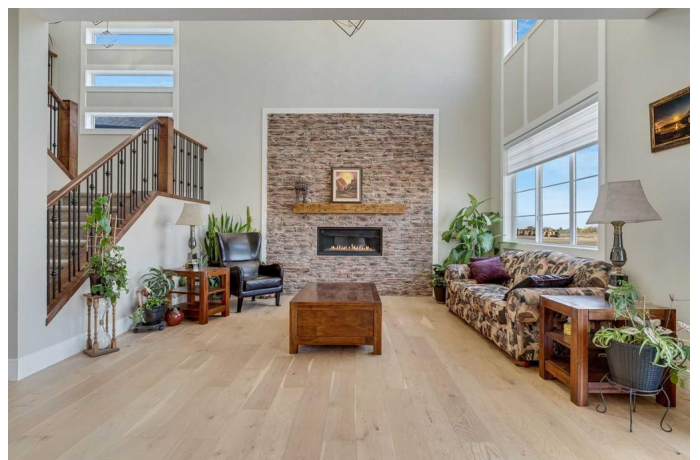
MLS® #A2258354

\$949,999

5 Bedroom, 5.00 Bathroom, 2,893 sqft
Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

Luxury Living BACKING ONTO A POND!!
Over 4,000 Sq. Ft. of elegance. Experience refined living in this stunning CUSTOM-BUILT two-storey WALKOUT, offering more than 4,000 sq. ft. of beautifully finished space. Perfectly positioned on a landscaped lot backing onto a serene pond and future walking path, this home blends timeless elegance, modern convenience, and everyday comfort. From the moment you step inside the grand foyer, the attention to detail is undeniable. Soaring 9-foot ceilings, rich ENGINEERED HARDWOOD, and exquisite wainscoting create a warm yet sophisticated welcome. A sun-filled front office with oversized windows provides the perfect setting for work or study. At the heart of the home lies the GOURMET KITCHEN, a true chef's dream with premium STAINLESS STEEL appliances, including a 6-burner GAS RANGE, built-in wall oven, and microwave. Full-height soft-close cabinetry, QUARTZ countertops, a stone backsplash, and a massive centre island elevate the space, while the DEDICATED COFFEE BAR with sink and expansive walkthrough pantry add both style and function. The elegant dining area easily seats eight or more, flowing seamlessly into the inviting living room, where a STRIKING GAS FIREPLACE is framed by floor-to-ceiling windows showcasing tranquil pond views. The main level is completed with a stylish powder room, spacious mudroom with custom lockers, and a functional walkthrough pantry that ties it



all together. Upstairs, a HARDWOOD STAIRCASE leads to a cozy bonus room—ideal for family movie nights. The luxurious primary suite is a true retreat, featuring peaceful pond views, oversized windows, and a spa-inspired 5-piece ensuite with QUARTZ vanities, a corner soaker tub, tiled shower, dual sinks, and a custom walk-in closet. Two additional bedrooms complete this level—one with a private ensuite and walk-in closet, the other with access to a full bathroom. The fully developed WALKOUT BASEMENT offers exceptional versatility, with two more bedrooms, a large recreation area, flex space, and a full 4-piece bath—perfect for teens, guests, or extended family. Step out to your private backyard oasis, complete with a covered patio and lush landscaping, and soak in the views of the pond and green space beyond. Additional features include DUAL high-efficiency furnaces, TWO central A/C for both floors, and a spacious TRIPLE GARAGE, ensuring year-round comfort and convenience. This remarkable property truly has it all—style, space, and an unbeatable location. Don't miss your chance to make it yours.

Built in 2023

Essential Information

MLS® #	A2258354
Price	\$949,999
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,893
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	125 North Bridges Bay Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Soaking Tub
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Cul-De-Sac, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
-------------	----------------------

Days on Market	55
Zoning	HR - Hamlet Residential

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

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.