

\$969,900 - 43 North Bridges Garden, Langdon

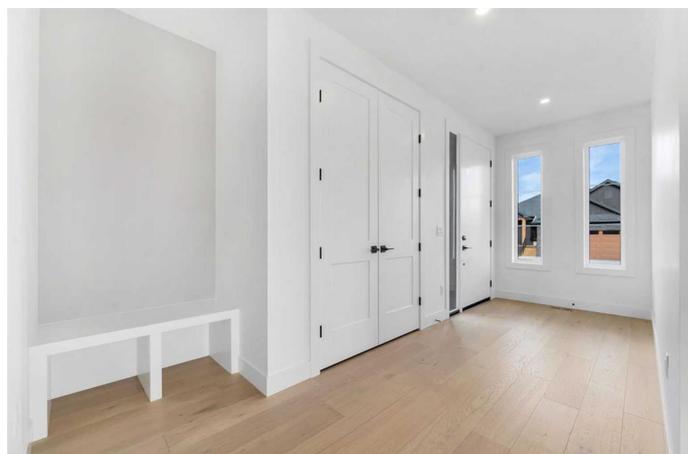
MLS® #A2195472

\$969,900

4 Bedroom, 4.00 Bathroom, 3,022 sqft
Residential on 0.14 Acres

Bridges of Langdon, Langdon, Alberta

OVER 3000 SQFT, 4 BEDS, 3.5 BATHS, 3 CAR OVERSIZED GARAGE, DECK, BALCONY - BASEMENT SEPARATE ENTRY - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a BUTLER PANTRY adds convenience. This floor is complete with DECK and BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a Jack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by. BASEMENT IS UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (subject to city approval). Landscaping will be done.



Built in 2024

Essential Information

MLS® #	A2195472
Price	\$969,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,022
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 North Bridges Garden
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Gentle Sloping
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2025
Days on Market	24
Zoning	R1

Listing Details

Listing Office	Real Broker
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