

# \$799,900 - 14 North Bridges Garden, Langdon

MLS® #A2206518

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,916 sqft  
Residential on 0.15 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spacious 2,916 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Across Children's Park, this property offers both convenience and tranquility. As you step inside, you're greeted by a grand open-to-below foyer, setting the tone for the elegance that awaits within. The main floor boasts versatility with an office/bedroom option, complemented by a full washroom featuring a standing shower. The heart of the home is the double gourmet kitchen, complete with built-in appliances and quartz countertops, accompanied by a walk-through Spice Kitchen with Gas Stove. Entertaining is a breeze with both a dining room and a breakfast nook, perfect for hosting gatherings of any size. Relax in the cozy living room, warmed by a gas fireplace, or step outside onto the deck and enjoy the expansive backyard, ideal for summer barbecues and outdoor activities. Upstairs, the luxurious primary bedroom awaits, featuring a five-piece ensuite and a generously sized walk-in closet. Additional bedrooms include one with its own ensuite and two sharing a main bath, ensuring comfort and convenience for the whole family. The spacious loft provides additional living space, perfect for a play area, upstairs living room or home office. Completing the upper level is a convenient laundry room with cabinetry and a sink for hand wash. Situated just 15 minutes away from Calgary city limit, this property offers exceptional value for its



price. Don't miss out on the opportunity to make this house your home. Contact your favorite realtor today to book a showing.

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206518    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,916       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 14 North Bridges Garden |
| Subdivision | Bridges of Langdon      |
| City        | Langdon                 |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0J1X3                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Walk-In Closet(s), Jetted Tub |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Gas Stove   |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room        |
| Has Basement    | Yes                     |
| Basement        | Full, Unfinished        |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-1              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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