# \$1,050,000 - 57 North Bridges Bay, Langdon

MLS® #A2100402

# \$1,050,000

4 Bedroom, 4.00 Bathroom, 3,213 sqft Residential on 0.31 Acres

Bridges of Langdon, Langdon, Alberta

Welcome Home to 57 North Bridges Bay. Discover the Epitome of Modern Elegance – Crafted by Green Cedar Homes! This new construction marvel showcases an Attached Triple Garage, 4 Upstairs Bedrooms, Upstairs Laundry Room with Sink, 4 Full Baths, Main Level Den, Open-to-Above Main Level Living Room, Dream Kitchen, Spice Kitchen, and a Walk-Up Design Overlooking Green Space and a walking path. This property is close to walking paths that connect to the North and walking distance to the Golf Course to the East or the Ball Diamonds to the NW. Also within walking distance are Langdon's Parks, Ball Diamonds, Schools, and Restaurants. Boasting 3,213 Sq Ft of Luxurious Living Space Above Grade. Nestled in a Tranquil, Family-Oriented Cul-de-Sac Setting.

Unleash Your Culinary Talents in a Gourmet Kitchen with a Dedicated Spice Kitchen and Walk-in Pantry. The Unfinished Basement Offers a Seamless Walk-Up to Grade Entrance, Providing Endless Possibilities for Personalization. The Owner's Suite Elevates Comfort with a Spa-Inspired Ensuite, and the Expansive Pie-Shaped Lot Presents a World of Outdoor Potential.

This Rare Gem is Your Gateway to the Family-Friendly Community of Langdon. Don't Miss Out on the Opportunity to Make This Contemporary Dream Home Yours.







### **Essential Information**

MLS® # A2100402 Price \$1,050,000

Sold Price \$999,881

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 3,213
Acres 0.31
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

# **Community Information**

Address 57 North Bridges Bay Subdivision Bridges of Langdon

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X2

#### **Amenities**

Parking Spaces 5

Parking 220 Volt Wiring, Aggregate, Concrete Driveway, Front Drive, Insulated,

Triple Garage Attached

Waterfront Pond

#### Interior

Interior Features Built-in Features

Appliances Built-In Oven, Dishwasher, Electric Stove, Freezer, Gas Cooktop,

Microwave, Refrigerator

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Glass Doors

Has Basement Yes

Basement Unfinished, Walk-Up To Grade

## **Exterior**

Exterior Features None

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental

Reserve, No Neighbours Behind, Irregular Lot, Street Lighting, Pie

Shaped Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Other, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 10th, 2024

Date Sold April 25th, 2024

Days on Market 106

Zoning HR - Hamlet Residential

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX First

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