

\$1,175,000 - 117 North Bridges Bay Sw, Langdon

MLS® #A2110307

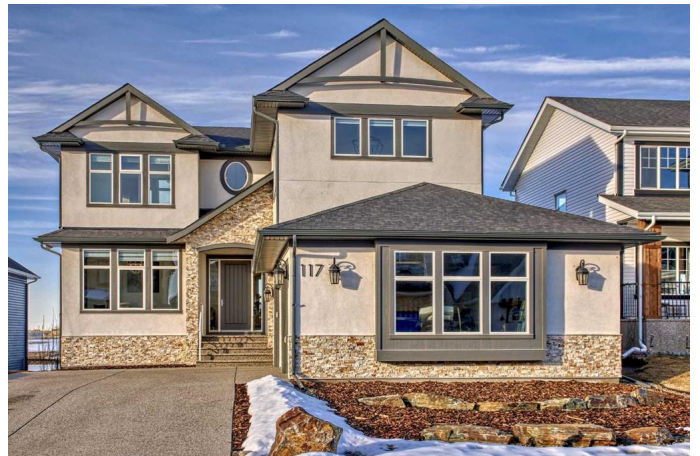
\$1,175,000

4 Bedroom, 5.00 Bathroom, 3,538 sqft

Residential on 0.20 Acres

Bridges of Langdon, Langdon, Alberta

Luxurious Custom Built Two Story Walkout Home backing on Pond with over 5,000ft² of fully Developed Living Space just outside Calgary awaits You. Home resides in a new Community on the south side of Langdon. Brand new High School is ready to open this fall and all other schools available in this town along with amenities and restaurants. The first impression is a large exposed aggregate driveway with plenty of parking and a rotated Triple Car garage, foam insulated from the bonus room, that has a 26' depth that fits any Full Truck size with ease. Landscaping almost fully complete with tiered yard and boulders with Aris Landscape Design a local company; with your completed professional Design plan select your plant material, Aris would be happy to assist new owners to finish their dream yard. Enter the large front foyer and see the first of the Beautiful large tiles with gold veining and vaulted ceiling with one of several high end chandeliers you will see throughout your new home. The high end Cartwright lighting is gorgeous in this home with lots of pot lights and chandeliers. The upgraded ceilings are all meticulously painted to show a flawless finish. Next to the entry see the first of 8' custom design double doors, to the private office with feature wall, extra lighting and engineered hardwood. Open concept as this large floor space has 9' or higher ceilings throughout all 3 levels. Custom woodwork is featured throughout the home for enhancement of the window areas, dining



area, feature walls, crown molding, and decorative headers above doors. The main living room features a custom 48" Montigo DRL4813 fireplace with custom mantel and feature black accent fully up the 22' high vaulted ceiling next to the windows overlooking the water pond with gorgeous 60" Chandelier for this lovely space. 8' High Double French Doors open to a spacious patio which extends the full house width with glass paneling and rock pillars, great for entertaining and your enjoyment. CUSTOM Kitchen with full height cabinets, and Large DOUBLE ISLANDS with quartz countertops that run throughout the house. Kitchen was designed around the Double islands for Entertaining, as well as centering around the 48" Bertazzoni Heritage model Gas Range with special feature backsplash design and a large hood fan. Matching appliances with Bertazzoni wall mounted Steam and Speed Ovens, fridge and dishwasher. The kitchen doesn't end as there is a 14' Butler Pantry too. Upgraded Brizo water faucets with a unique design that all cabinet handles match throughout. Upstairs features 3 bedrooms, all have individual bathrooms with matching large tiles, upgraded carpeting/underlay throughout upstairs and the basement. The SPECTACULAR Master Bath features a Claw Foot Tub with Brizo filler, giant shower with rain/jet/hand wand options/combinations. Tons of other features of high end finishing. Fully finished basement features gym, bedroom, Bath, kitchenette, sauna room, walkout patio. Gym option to convert to 5th bedroom.

Built in 2023

Essential Information

MLS® #	A2110307
Price	\$1,175,000

Sold Price	\$1,025,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,538
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 North Bridges Bay Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Triple Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Mantle, Marble, See Remarks
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Lighting

Lot Description Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Many Trees, See Remarks

Roof Asphalt

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2024

Date Sold March 21st, 2024

Days on Market 23

Zoning HR- Hamlet Residential

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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