

\$869,900 - 67 North Bridges Road Sw, Langdon

MLS® #A2112453

\$869,900

4 Bedroom, 4.00 Bathroom, 3,256 sqft

Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

BRAND NEW HOME IN LANGDON BY SUNSTAR HOMES - BOASTING OVER 3200 SQ FT WITH 4 BEDROOMS, 4 FULL BATHS & ATTACHED DOUBLE GARAGE! LOADED WITH UPGRADES INCLUDING 9 FT CEILINGS ON MAIN & UPPER - SPICE KITCHEN - QUARTZ COUNTERTOPS - FULL BATH ON MAIN - HIGH CEILINGS IN FAMILY ROOM - 2 MASTERS - VAULTED CEILINGS IN GRAND MASTER - TRAY CEILINGS IN 2ND MASTER - BUILT IN SPEAKERS IN KITCHEN, BONUS & GRAND MASTER - ALL BEDROOMS ABOVE GRADE HAVE W.I.C(s) & DIRECT ACCESS TO A WASHROOM! Entering the home, you will find a living room, office, FULL bath, family room with HIGH CEILINGS & fireplace and dining with access to your deck. The kitchen is a chef's delight boasting QUARTZ COUNTERTOPS, BRAND NEW APPLIANCES (AS PER BUILDER SPEC), LARGE ISLAND AND MOST IMPORTANTLY A SPICE KITCHEN FOR YOUR FLAVOURFUL COOKING AND EXTRA STORAGE! The upper level features a bonus room, 4 bedrooms, 2 of which are masters with their own ensuites and W.I.C(s)! The secondary master features a 4 PC ENSUITE AND TRAY CEILINGS WHILE THE GRAND MASTER BOASTS A 5 PC ENSUITE AND VAULTED CEILINGS! The other 2 bedrooms have direct access to the common bath! The laundry feature is conveniently located on the upper level. This home has easy access to amenities in Langdon but it is just walking



distance from the upcoming High School and
Rec Centre! BRAND NEW HOME IN A SOLID
LOCATION W TONS OF UPGRADES!

Built in 2024

Essential Information

MLS® #	A2112453
Price	\$869,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,256
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	67 North Bridges Road Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	April 26th, 2024
Days on Market	52
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

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.