

\$829,900 - 5 North Bridges Bay Sw, Langdon

MLS® #A2123401

\$829,900

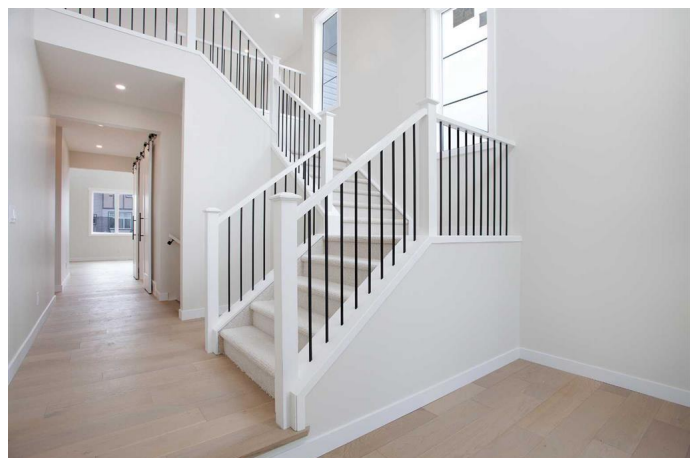
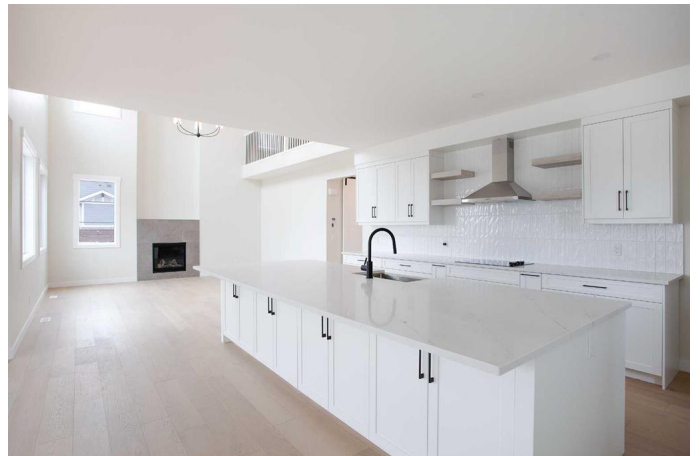
3 Bedroom, 3.00 Bathroom, 2,962 sqft
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Is this your dream home, nestled in Langdon's charming embrace? This captivating two-story dwelling built by O'Casa Homes occupies a generous corner lot, offering both spaciousness and the ability for privacy. Experience the tranquility of small-town living while relishing the convenience of big-city amenities just a stone's throw away. Nestled in the serene confines of a close-knit community, this home offers peace and quiet in knowing that the offerings of the city are within easy reach.

As you enter into the home you will notice the continuous flow of natural light gracing every corner. Courtesy of the numerous windows that adorn the open living room/kitchen/main floor office and dining. Accentuating the unique position of the corner lot to ensure a day-long radiance. With plenty of natural light, this kitchen, a culinary haven, boasts a generous central island that beckons gatherings and casual dining, complemented by a dining area that can be organized to seat almost any family event. Revel in the extensive counter space and ample kitchen storage solutions, enhanced by a tailored walk-through pantry that connects directly to the mudroom, powder room and garage for added convenience.

Elevate your living experience with a 2nd floor bonus room that overlooks the lower portion of your home, seamlessly bringing the spaces



together in a harmonious blend of functionality and style. Continue on to discover two expansive bedrooms, a 4 piece bathroom, Primary oasis and the 2nd floor laundry room making it easy and convenient for the whole family. The luxurious primary suite boasts a custom walk-in close, 5 piece en-suite with a beautiful standing tub and tastefully placed wall sconces for those night time readers.

With over 2,900 square feet of living space, including a double attached garage, this home provides ample room for your growing family. Embrace this extraordinary opportunity to own a meticulously crafted home adorned with high-quality finishes and thoughtful design in Langdon's hospitable Bridges of Langdon community.

Built in 2023

Essential Information

MLS® #	A2123401
Price	\$829,900
Sold Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,962
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5 North Bridges Bay 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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 16th, 2024
Days on Market	20
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.