

\$799,900 - 18 North Bridges Gardens, Langdon

MLS® #A2131415

\$799,900

5 Bedroom, 4.00 Bathroom, 2,947 sqft

Residential on 0.15 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spacious 2,947 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Located across from the 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 pantry with MDF shelving.

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 2024

Essential Information

MLS® #	A2131415
Price	\$799,900
Sold Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,947
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 North Bridges Gardens
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

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

Additional Information

Date Listed	May 11th, 2024
Date Sold	June 1st, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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