

\$899,900 - 36 Bridges Drive, Langdon

MLS® #A2148617

\$899,900

3 Bedroom, 3.00 Bathroom, 2,429 sqft

Residential on 0.15 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to the picturesque community of Langdon, where small-town charm meets modern luxury in the prestigious Bridges development. This stunning 3-bedroom home, crafted by Kelly Kustom Homes, embodies sophistication and comfort from the moment you arrive. Upon approach, the distinctive architectural design with beautiful stonework and a rare 4-car garage sets this home apart. Enter through the grand foyer, graced with a vaulted ceiling, and ascend to the upper level where refined living awaits. A dedicated office off the front entrance provides an ideal space for a home-based business. The main floor impresses with 9-foot ceilings a soaring ceiling in the family room gives it the spacious feeling, creating an airy and expansive atmosphere. Gather in the spacious living room, warmed by a cozy fireplace, perfect for family gatherings. The adjacent gourmet kitchen features stainless steel appliances, exquisite cabinetry, a flush island, walk-in pantry, and a convenient mudroom leading to the expansive garage. An added delight is the BBQ deck off the kitchen, ideal for outdoor cooking, complemented by a large covered deck off the dining area for hosting gatherings. Completing the main floor is a 2-piece bathroom, enhancing the home's functionality. Upstairs, find a welcoming bonus room perfect for the kids haven allowing for everyones own space! The primary suite offers a serene retreat with ample space for furnishings, accompanied by a luxurious 5-piece ensuite featuring modern fixtures, a



spacious walk-in shower, and a soaking tub. Two additional bedrooms provide generous space for family or guests. The basement, also with 9-foot ceilings, offers ample potential for customization to suit your needs. Energy efficiency is assured, with this builder ensuring comfort year-round. Outside, the future development of the Bridges promises scenic walking and biking trails with water features, alongside amenities such as brand new baseball diamonds and Langdon's renowned 18-hole golf course, "The Track." Escape the city hustle to embrace Langdon's tranquility and community spirit. Experience the pinnacle of luxury living in this Kelly Kustom Home, where every detail has been meticulously crafted for comfort and style. Don't miss this opportunity to make this exceptional residence your dream home. Call your trusted real estate professional today for a private viewing.

Built in 2024

Essential Information

MLS® #	A2148617
Price	\$899,900
Sold Price	\$936,650
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,429
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Bridges Drive
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X0

Amenities

Parking Spaces	8
Parking	Quad or More Attached

Interior

Interior Features	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Range Hood, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Other, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	January 3rd, 2025
Days on Market	174
Zoning	R-1
HOA Fees	0.00

Listing Details

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