

**47 North Bridges Garden  
Langdon, Alberta**

**MLS # A2219839**



**\$899,900**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,984 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

TRIPLE ATTACHED GARAGE!! OVER 2900+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! A spacious foyer welcomes you into an open-concept main floor, where you'll find a private office, a cozy family room with fireplace and a bright breakfast nook. The chef-inspired kitchen features an oversized island and a BUTLER PANTRY—ideal for entertaining or daily convenience. 2PC Bath on the same floor. Upstairs offers the perfect family layout with a bonus room, 4 generously sized bedrooms and 3 full bathrooms. The primary suite is a true retreat with a large 5-piece ensuite and walk-in closet. Of the remaining bedrooms, 3 have walk-in closets, and 2 share a Jack & Jill bathroom—each with direct access to a washroom, adding comfort and privacy for everyone. Laundry on the upper floor. Interior pictures used are from another home built by the same builder in the area!! Finishings will be somewhat similar! This home blends elegance and practicality in all the right ways. Don't miss it!