

**61 North Bridges Bay SW
Langdon, Alberta**

MLS # A2224823



\$799,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,836 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to Bridges of Langdon—an exceptional executive community offering the perfect blend of luxury and tranquility. This is the ONLY brand-new bungalow available in this highly sought-after neighborhood, nestled on a massive pie-shaped lot at the end of a quiet cul-de-sac. Boasting nearly 1,850 square feet on the main floor, this home is thoughtfully designed for comfortable, upscale living. Step inside to discover warm honey-toned vinyl plank flooring and soaring vaulted ceilings that create a bright, open atmosphere throughout. The heart of the home is the chef-inspired kitchen, featuring a large island, sleek quartz countertops, stainless steel appliances, and a spacious walk-in pantry that connects directly to the mudroom for added convenience. A generous laundry room with a sink adds to the home’s practical layout. The expansive living area is perfect for entertaining or relaxing, with VAULTED ceilings and a cozy fireplace. From the dining area, step out through patio doors onto a LARGE private deck, ideal for outdoor dining or simply enjoying the peaceful surroundings. The PIE backyard is a true highlight—backing onto LUSH GREEN SPACE with direct access through a private gate. The primary master suite is a luxurious retreat with views of the greenspace and elegant vaulted ceilings. The spa-like en-suite bath features quartz countertops, dual vanities, a freestanding soaking tub, an oversized walk-in shower, a private water closet, and a walk-in closet. A bright second bedroom with its own large walk-in closet sits adjacent to a full family bathroom, offering comfort and convenience for guests or family members. This home is located near a brand-new high school, with school bus service available for all ages. Just 10 minutes to Stoney Trail, you’ll enjoy the peace of country living with all the amenities of the city.

within easy reach. Don't miss this rare opportunity—come experience the unmatched lifestyle of Bridges of Langdon today!