

55 North Bridges Garden
Langdon, Alberta

MLS # A2230234



\$969,000

Division: Bridges of Langdon

Type: Residential/House

Style: 2 Storey

Size: 3,237 sq.ft. **Age:** 2025 (0 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Driveway, Oversized, Quad or More Attached

Lot Size: 0.15 Acre

Lot Feat: Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Appliances as per the builder spec

BUILDER PROMOTION!! 50% DISCOUNT ON BASEMENT DEVELOPMENT UNTIL END OF JULY 2025. BRAND NEW 2-STOREY DETACHED HOME | 4 BEDS | 3.5 BATHS | 4 CAR GARAGE | SEPARATE SIDE ENTRANCE BASEMENT ACCESS | OPEN CONCEPT FLOOR PLAN | Welcome to your brand-new dream home in the Bridges of Langdon, designed for modern living and exceptional functionality. This stunning residence features over 3,200 SQFT of living space, a spacious 4-car garage that opens into a convenient mudroom, perfect for keeping your home tidy and organized. Just off the entryway, you'll find a versatile flex room that can easily be transformed into an additional bedroom, home office, or playroom—whatever suits your lifestyle best. The architecturally striking main floor, with its open concept, serves as a central design feature, adding a modern touch and visual interest to the home. Step into the expansive great room, where a beautiful tile-faced fireplace provides a warm and welcoming atmosphere. Large windows flood the space with natural light, enhancing the open-to-below feature connecting seamlessly to the heart of the home—the chef-inspired kitchen. Designed for both style and function, the kitchen features stainless steel appliances (as per builder specifications), a large central island, and ample counter space. A butler's pantry offers extra storage and prep space, making entertaining and everyday living effortless. From the main living area, step out onto the deck, which leads to a private backyard—ideal for outdoor gatherings and family enjoyment. Upstairs, the thoughtfully designed upper level features four spacious bedrooms, three full bathrooms, a convenient laundry room, and a bright bonus space perfect for a media room, play area, or additional lounge. The luxurious primary suite includes a

generous walk-in closet and a spa-like 5-piece ensuite, complete with a soaker tub, double vanity, and separate shower. Two of the secondary bedrooms are connected by a Jack-and-Jill bathroom, while the fourth bedroom features its own walk-in closet for added storage and convenience. BASEMENT IS UNFINISHED, but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (subject to city approval).