

# \$888,800 - 15 North Bridges Road Sw, Langdon

MLS® #A2199373

**\$888,800**

5 Bedroom, 4.00 Bathroom, 2,334 sqft  
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Now Offered at \$888,800 â€“ Exclusive Pricing  
for a Limited Time!

Here are the Top 10 Reasons why this  
luxuriously upgraded home is the one  
youâ€™ve been waiting for:

Massive Lot â€“ Situated on a 7300+ SQ FT  
lot, one of the largest in the area, offering  
space and privacy rarely found.

Premium Living Space â€“ Boasting 3100 SQ  
FT, this home is thoughtfully designed with 5  
bedrooms and 3.5 bathrooms.

Luxury Finishes â€“ From the HARDIE  
BOARD exterior to upgraded interiors, every  
inch of this home exudes elegance.

Chefâ€™s Kitchen â€“ Featuring  
top-of-the-line stainless steel appliances, black  
granite fixtures, custom cabinetry, and a  
functional yet stylish layout.

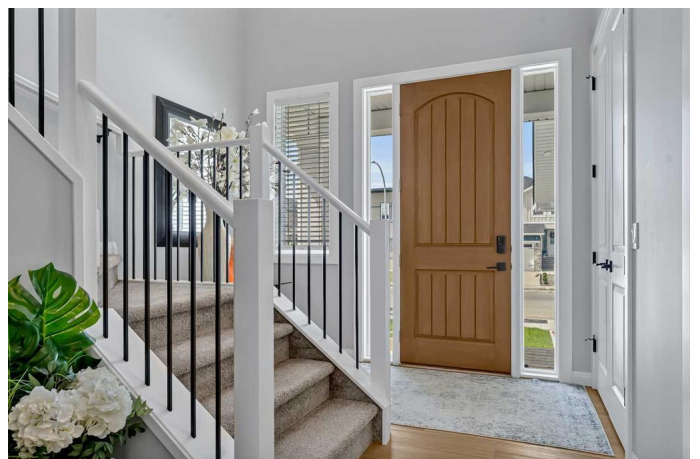
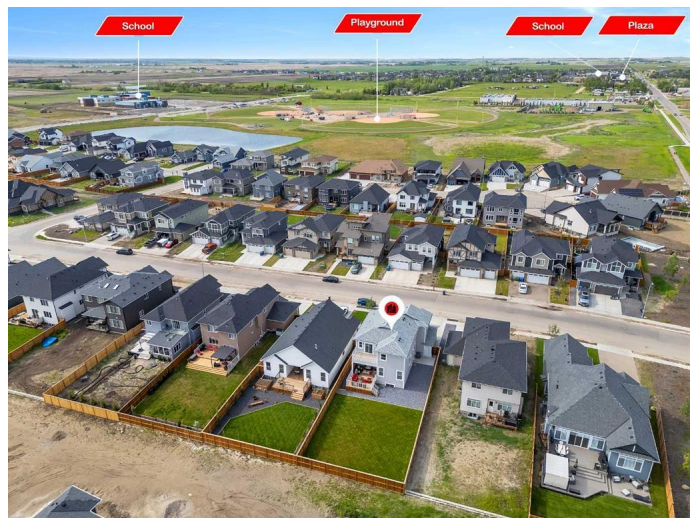
Primary Retreat â€“ A spa-inspired 5-piece  
ensuite, walk-in closet, and private balcony  
make this a haven of relaxation.

Entertainerâ€™s Dream â€“ The oversized  
deck with privacy wall, ceiling fan, and  
breathtaking mountain views is perfect for  
hosting.

Fully Finished Basement â€“ Includes a  
spacious rec room, extra bedroom, full bath,  
and abundant storage.

Premium Upgrades Throughout â€“ Highlights  
include 9-ft ceilings, tankless hot water,  
reverse osmosis, water softener, upgraded  
plumbing and lighting fixtures, and more.

Prime Location â€“ Minutes from the new  
Langdon High School, golf course, and local



amenities.

Triple Garage + Oversized Driveway – Park with ease and enjoy the convenience of ample storage and outdoor space. And that’s not all! This home is packed with additional upgrades and thoughtful touches, making it a truly one-of-a-kind opportunity. This exclusive pricing is a one-time opportunity to own a luxuriously upgraded dream home at only \$888,800. Homes like this don’t come around often—schedule your private showing before it’s gone!

Built in 2023

### Essential Information

MLS® #	A2199373
Price	\$888,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,334
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	15 North Bridges Road Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	6
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Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Range Hood, Refrigerator, Washer, Water Softener, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	27
Zoning	R1

### Listing Details

Listing Office	Real Broker
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