

# \$919,900 - 28 North Bridges Glen, Langdon

MLS® #A2200892

**\$919,900**

4 Bedroom, 4.00 Bathroom, 3,030 sqft  
Residential on 0.14 Acres

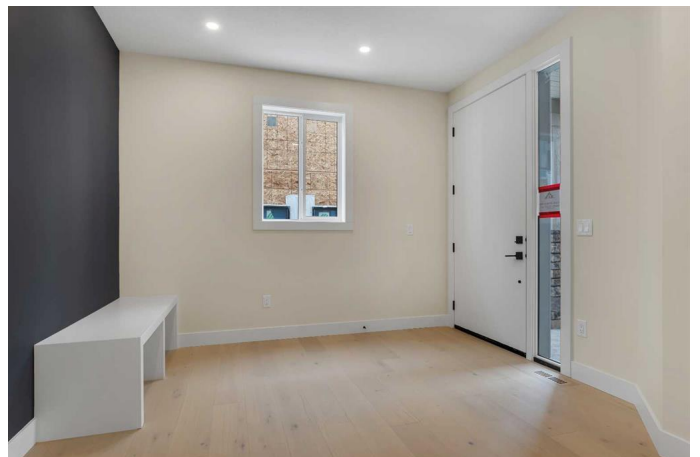
Bridges of Langdon, Langdon, Alberta

**OVERSIZED QUAD GARAGE - WALK-OUT BASEMENT - 3000+ SQ FT WITH HIGH END FINISHING!** This BRAND NEW HOME offers 4 Bedrooms, 3.5 Bath with Attached QUAD Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (OPEN TO BELOW) with fireplace and eating nook with access to your DECK. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances and BUTLER PANTRY! Make your way to the upper level where you will find a bonus room, 4 well-sized Bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 5 PC ensuite and spacious W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and also have DIRECT ACCESS to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home has easy access to schools, shopping, restaurants and more! BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (Subject to city approval).

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2200892  |
| Price  | \$919,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,030       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 28 North Bridges Glen |
| Subdivision | Bridges of Langdon    |
| City        | Langdon               |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0J 1X3               |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 8                     |
| Parking        | Quad or More Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Interior Lot, Rectangular Lot       |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 25               |
| Zoning         | R1               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.