

# \$918,800 - 47 North Bridges Garden, Langdon

MLS® #A2240159

**\$918,800**

4 Bedroom, 4.00 Bathroom, 3,191 sqft

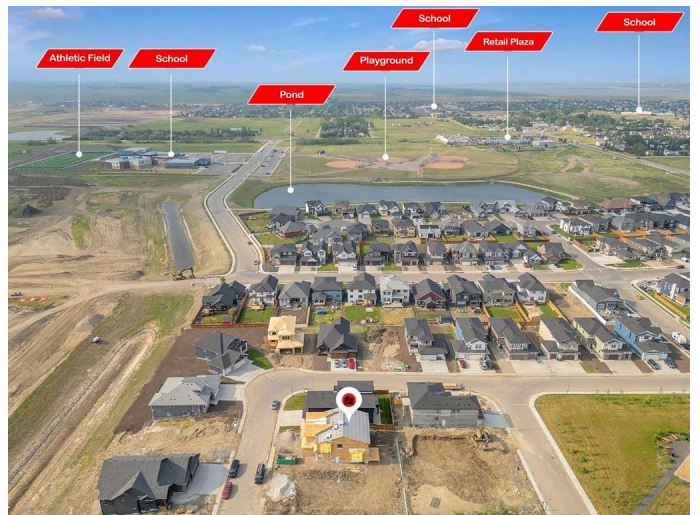
Residential on 0.12 Acres

Bridges of Langdon, Langdon, Alberta

**TRIPLE ATTACHED GARAGE!! OVER 3100+ 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 (can be used as bedroom), a cozy family room with fireplace and a bright breakfast nook. The chef-inspired kitchen features an oversized island and a BUTLER PANTRY. 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. Basement has separate entrance. This home blends elegance and practicality in all the right ways. Don't miss it! Options to finish the basement at additional cost. **BE THE FIRST TO ENJOY EVERYTHING THIS BRAND NEW HOME HAS TO OFFER. CONTACT YOUR FAVOURITE REALTOR TODAY!!**



Built in 2025

## Essential Information

MLS® # A2240159

Price \$918,800

Bedrooms 4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,191
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	47 North Bridges Garden
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.