

\$809,900 - 47 North Bridges Road Sw, Langdon

MLS® #A2267909

\$809,900

3 Bedroom, 3.00 Bathroom, 2,394 sqft

Residential on 0.20 Acres

Bridges of Langdon, Langdon, Alberta

Look at this amazing Two Storey home situated on a large corner lot with all the extras! From the oversized triple car garage to the built-ins and even the fully landscaped yard equip with underground sprinklers, this home has it all. When entering you will be greeted by high ceilings, large windows for ample natural light, an open concept staircase and more. With 9-foot ceilings the main floor, it has a grand open feeling. On the main you will find a large office/den with a barn door, and a living room has a gas fireplace with mantle, built-in shelving and lots of windows throughout. Next you come to the gorgeous kitchen and dining room that boast with details from the gas stove with double oven, accented by blue and white cabinetry, quartz counter tops and coffered ceilings with wood inserts even a vac-u-flow dustpan. Off the kitchen there is a large pantry an entrance from the garage with built in lockers and a 2 pcs bath. The garage is an oversized triple with a nook a sink and washer installed as well. Upstairs you will come to the stunning Primary retreat with accented walls a grand 5 pcs ensuite with tile shower, soaker tub, make up counter and more the primary also has a large walk-in closet with built-ins. Upstairs you will also find a large bonus room with sliding barn door, the laundry with cabinetry, a second bedroom with his and hers closet and a third bedroom with a walk-in closet. A four pcs bath is also on the upper level. It doesn't stop there!! Outside you have nothing but space with the .2 of an



acre lot this back yard is perfect. The covered semi-enclosed porch and concrete patio are here for entertaining or just enjoying the south facing layout. There are three gas hook ups underground sprinklers a second porch on the side of the property and its fully landscaped with flower beds and a shed for all your garden tools. The back yard is fully fenced with a streaming horizontal plank pattern built to impress. The basement in the home is undeveloped and awaits your personal touch.

Built in 2022

Essential Information

MLS® #	A2267909
Price	\$809,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,394
Acres	0.20
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 North Bridges Road Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X1

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Faces Front, Insulated, See Remarks, Triple

	Garage Attached
# of Garages	3
Interior	
Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub, Vinyl Windows,
Appliances	Central Air Conditioner, Dish Control(s), Gas Stove, Microwave, Remarks, Washer, Window C
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Full



Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
Zoning	R-1

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.