

# \$820,000 - 11 North Bridges Road Sw, Langdon

MLS® #A2188798

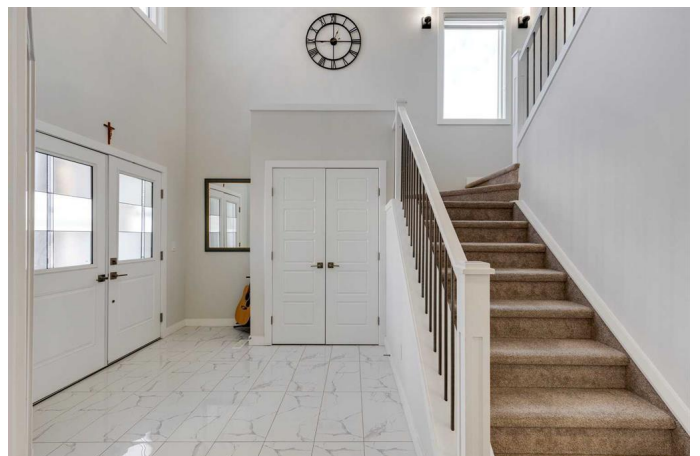
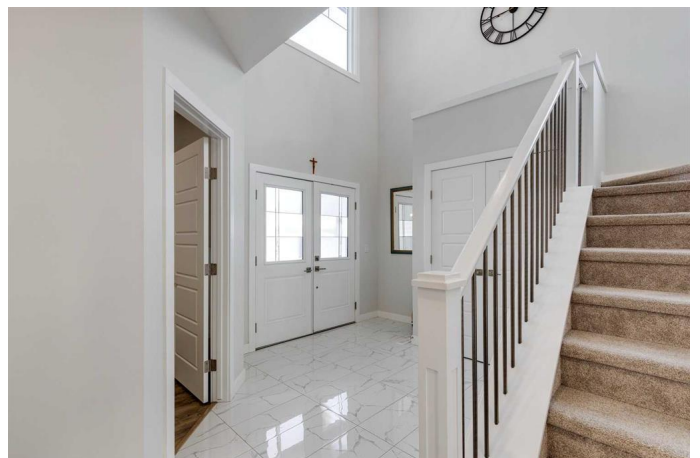
**\$820,000**

5 Bedroom, 4.00 Bathroom, 2,794 sqft

Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

Experience the perfect blend of elegance at 11 North Bridges Road, where the charm of small-town living harmonizes with the sleek sophistication of modern design. Tucked away in the peaceful community of Bridges of Langdon, this thoughtfully designed home provides a tranquil retreat from the chaos of city life, offering the perfect blend of space, privacy, and an exceptional lifestyle. With a spacious triple attached garage perfect for vehicles or a workshop, this home sits on a fully fenced, oversized lot offering room to relax, entertain, and plenty of room for the kids to play. Step inside, and you'll be greeted by a grand open-to-below area that floods the home with natural light. The main floor offers a flexible layout, including an office/bedroom option, perfect for your unique needs, and a full 4-piece washroom. The heart of the home is the gourmet kitchen, complete with stainless steel appliances, built-in oven and microwave, gas cooktop, luxurious quartz countertops, large island, and a walk-through Spice Kitchen equipped with a gas stove—ideal for cooking up culinary masterpieces. Entertaining is effortless with a spacious dining room, living room and a cozy breakfast nook, that flow seamlessly together, providing ample space for large gatherings. Extend your living space to the oversized deck and enjoy morning coffee and summertime barbeques. Upstairs, you will find a 4-piece main bathroom, an additional four bedrooms which include two primary bedrooms, both with ensuites. The



large bonus room offers additional living space and is perfect for movie nights. Enjoy the convenience of a full size laundry room, complete with a laundry sink. The possibilities are endless with this home, and the thoughtful layout ensures that everyone in the family has their own space to unwind. The basement is a blank canvas, awaiting your personal touch, with a handy separate side entry. Enjoy a slower paced lifestyle in your new home, get to know your neighbours, play a round of golf at the Track Golf Course, and enjoy the serenity and charm that Langdon has to offer!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188798    |
| Price          | \$820,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,794       |
| Acres          | 0.18        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 11 North Bridges Road Sw |
| Subdivision | Bridges of Langdon       |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0J 1X3                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|              |   |
|--------------|---|
| Parking      | 220 Volt Wiring, Triple Garage Attached |
| # of Garages | 3                                       |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Brick, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 87                 |
| Zoning         | R-SMLs             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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