

# \$799,900 - 2 North Bridges Gardens, Langdon

MLS® #A2198108

**\$799,900**

4 Bedroom, 4.00 Bathroom, 3,005 sqft  
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Discover This Stunning Triple Garage Home in  
Langdon, Alberta!

Nestled on a spacious corner lot directly  
across from a playground, this brand-new,  
meticulously upgraded home offers over 3,000  
square feet of luxurious living space.

Step inside to be greeted by a living room with  
an impressive open-to-below foyer, setting a  
grand tone for the rest of the home. The main  
floor includes a cozy family room with a gas  
fireplace, perfect for relaxing evenings, as well  
as a bedroom and a convenient 3-piece  
bathroom. Adjacent to the family room is a  
breakfast nook that leads to a north-facing  
deck, complete with a BBQ gas line for  
seamless outdoor entertaining.

The fully upgraded kitchen is a chef's  
dream, boasting built-in stainless steel  
appliances, including a microwave, oven, and  
gas cooktop. A spacious island and a separate  
spice kitchen with its own gas stove add to the  
home's culinary appeal. Throughout the  
house, you'll find premium finishes,  
including quartz countertops, 1x2 tiles, and  
elegant railings. The main floor features  
durable laminate flooring, while upgraded  
carpet and tiles enhance the upper level.  
Modern touches such as a knockdown ceiling,  
upgraded lighting, and pot lights create a  
warm and inviting ambiance throughout.



Upstairs, the home offers two primary bedrooms, each with its own ensuite—one a lavish 5-piece and the other a 3-piece. A spacious bonus room, two additional bedrooms, a shared bathroom, and a convenient laundry room complete the upper floor.

With its thoughtful layout, high-end finishes, and prime location on a large corner lot, this home is a perfect blend of style and functionality. Don't miss the opportunity to make this exceptional property your own!

Built in 2024

### Essential Information

MLS® #	A2198108
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,005
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 North Bridges Gardens
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	Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	R-1

### Listing Details

Listing Office	RE/MAX First
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