

61 North Bridges Bay SW  
Langdon, Alberta

MLS # A2224823



\$759,500

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Bridges of Langdon                                                        |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | Bungalow                                                                  |        |                  |
| Size:     | 1,836 sq.ft.                                                              | Age:   | 2024 (1 yrs old) |
| Beds:     | 2                                                                         | Baths: | 2                |
| Garage:   | Triple Garage Attached                                                    |        |                  |
| Lot Size: | 0.19 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, N |        |                  |

|             |                                                                                                                                                                                     |            |    |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                                                                          | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                                                           | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                                     | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                                                                                                                                    | LLD:       | -  |
| Exterior:   | Stone, Vinyl Siding                                                                                                                                                                 | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                                                                     | Utilities: | -  |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |            |    |
| Inclusions: | None                                                                                                                                                                                |            |    |

Stunning new almost 1850sq ft on main floor, (3700sq ft total) bungalow in ‘Bridges of Langdon’. Situated on a HUGE pie lot backing onto GREENSPACE! This stunning home features TRIPLE CAR GARAGE, VAULTED ceilings, warm vinyl plank flooring, and a chef’s DREAM kitchen with QUARTZ counters, stainless appliances, and an EXTRA LARGE ISLAND! The spacious layout includes a private master retreat with vaulted ceilings, spa-like ensuite & walk in closet! The 2nd bedroom has large walk in and situated next to the family bathroom for convenience. There is a good sized laundry room with sink and mudroom. Enjoy quiet cul-de-sac living JUST 10 mins to Stoney Trail with school bus service nearby. The new high school is steps away! Enjoy country living with only a short commute to the city!