

**61 North Bridges Bay SW**  
**Langdon, Alberta**

**MLS # A2194658**



**\$829,900**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

**\*\*OPEN HOUSE! Sat April 5th 2pm-4pm\*\* NEW PRICING!!** Only new build bungalow in this desirable new community! Almost 1850 Sq Ft on the MAIN floor!!! Welcome to "Bridges of Langdon"! This stunning newer EXECUTIVE COMMUNITY offers an exceptional lifestyle in a tranquil setting. Featuring a beautiful spacious bungalow located on a HUGE pie-shaped lot in a peaceful cul-de-sac. As you step inside, you're greeted by beautiful honey VPL flooring that enhances the warmth of the home. The high VAULTED ceilings create an open and airy ambiance throughout the living areas. The dream kitchen is a highlight, equipped with a generous island, sleek QUARTZ countertops, and stainless steel appliances. The thoughtfully designed layout includes a large pantry conveniently connected to the mud room, making organization a breeze. The ample laundry room, complete with a sink, adds to the functionality of the home. The living area is truly magnificent, featuring vaulted ceilings and a cozy fireplace, making it an inviting space for relaxation and gatherings. From the dining area the patio doors lead you to a spacious private deck, perfect for entertaining or enjoying a quiet moment outdoors. The expansive backyard is a standout feature, with a gate that opens to lush greenspace, providing easy access to nature. Retreat to the master suite, a divine space with views of the greenspace, accentuated by vaulted ceilings. The en-suite bathroom is a spa-like oasis, boasting quartz countertops, a double vanity, an elegant free-standing soaking tub, and a generously sized shower. Don't forget the convenience of a private water closet and a walk-in closet that completes this luxurious master retreat. The second bedroom is bright and inviting, featuring a good-sized walk-in closet, and is adjacent to a family bathroom for added

convenience. This home accommodates all school-aged children with accessible school bus services, including a brand new high school just a short walk away. Experience the best of both worlds&mdash;country living with urban conveniences&mdash;just 12 minutes from Stoney Trail! If you're looking for a peaceful retreat to call home, &lsquo;Bridges of Langdon&rsquo; is the perfect choice. Come and see for yourself!