

**15 North Bridges Road SW  
Langdon, Alberta**

**MLS # A2199373**



**\$888,800**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,334 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

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

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

Now Offered at \$888,800 &ndash; Exclusive Pricing for a Limited Time! Here are the Top 10 Reasons why this luxuriously upgraded home is the one you&rsquo;ve been waiting for: Massive Lot &ndash; Situated on a 7300+ SQ FT lot, one of the largest in the area, offering space and privacy rarely found. Premium Living Space &ndash; Boasting 3100 SQ FT, this home is thoughtfully designed with 5 bedrooms and 3.5 bathrooms. Luxury Finishes &ndash; From the HARDIE BOARD exterior to upgraded interiors, every inch of this home exudes elegance. Chef&rsquo;s Kitchen &ndash; Featuring top-of-the-line stainless steel appliances, black granite fixtures, custom cabinetry, and a functional yet stylish layout. Primary Retreat &ndash; A spa-inspired 5-piece ensuite, walk-in closet, and private balcony make this a haven of relaxation. Entertainer&rsquo;s Dream &ndash; The oversized deck with privacy wall, ceiling fan, and breathtaking mountain views is perfect for hosting. Fully Finished Basement &ndash; Includes a spacious rec room, extra bedroom, full bath, and abundant storage. Premium Upgrades Throughout &ndash; Highlights include 9-ft ceilings, tankless hot water, reverse osmosis, water softener, upgraded plumbing and lighting fixtures, and more. Prime Location &ndash; Minutes from the new Langdon High School, golf course, and local amenities. Triple Garage + Oversized Driveway &ndash; Park with ease and enjoy the convenience of ample storage and outdoor space. And that&rsquo;s not all! This home is packed with additional upgrades and thoughtful touches, making it a truly one-of-a-kind opportunity. This exclusive pricing is a one-time opportunity to own a luxuriously upgraded dream home at only \$888,800. Homes like this don&rsquo;t come around often&mdash;schedule your private showing before it&rsquo;s gone!