

**28 North Bridges Glen
Langdon, Alberta**

MLS # A2210137



\$889,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,030 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

LIMITED TIME OFFER FROM BUILDER FOR BASEMENT DEVELOPMENT OVERSIZED QUAD GARAGE - WALK-OUT BASEMENT - 3000+ SQ FT WITH HIGH END FINISHING! This BRAND NEW HOME offers 4 Bedrooms, 3.5 Bath with Attached QUAD Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (OPEN TO BELOW) with fireplace and eating nook with access to your DECK. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances and BUTLER PANTRY! Make your way to the upper level where you will find a bonus room, 4 well-sized Bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 5 PC ensuite and spacious W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and also have DIRECT ACCESS to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home has easy access to schools, shopping, restaurants and more! EXCLUSIVE OFFER FROM THE BUILDER FOR A LIMITED TIME ONLY: BASEMENT DEVELOPMENT COST DROPPED BY 50% FROM \$70,000.00 TO \$35,000.00 - BASEMENT DEVELOPMENT WILL CONSIST OF REC ROOM, 2 BEDROOMS AND FULL BATH!