

# \$999,900 - 24 North Bridges Glen, Langdon

MLS® #A2204903

**\$999,900**

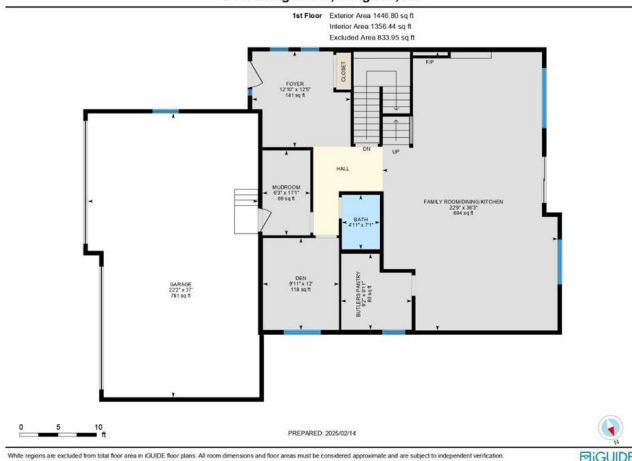
4 Bedroom, 4.00 Bathroom, 3,232 sqft  
Residential on 0.14 Acres

Bridges of Langdon, Langdon, Alberta

\*\*\*YOUR OPPORTUNITY TO MOVE TO A BRAND NEW HOME IN LANGDON WITH AN OVERSIZED QUAD GARAGE & WALK-OUT BASEMENT\*\*\* Boasting 3200+ SQFT OF LUXURIOUS LIVING SPACE WITH HIGH END FINISHING! This BRAND NEW HOME offers 4 Bedrooms, 3.5 Bath with OVERSIZED ATTACHED QUAD GARAGE! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining / eating nook and family room (OPEN TO BELOW) with fireplace. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances (as per builder spec) and BUTLER PANTRY (perfect for entertaining)! 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 spacious 5 PC ensuite and W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and 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! THE WALK-OUT BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (Subject to city approval). HOME WILL BE COMPLETED IN 3 TO 4 WEEKS!!!



24 N Bridges Glen, Langdon, AB



Built in 2025

## Essential Information

MLS® #	A2204903
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,232
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	24 North Bridges Glen
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

## Amenities

Parking Spaces	8
Parking	Oversized, Quad or More Attached

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features Other  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 24th, 2025  
Days on Market 15  
Zoning R1

## Listing Details

Listing Office Real Broker

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