# \$900,000 - 30 North Bridges Road Sw, Langdon

MLS® #A2222658

## \$900,000

5 Bedroom, 4.00 Bathroom, 2,465 sqft Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

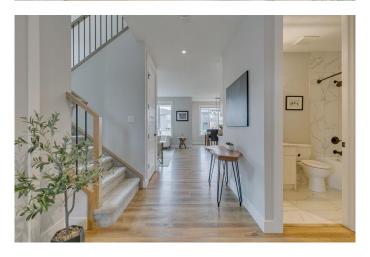
Discover Elevated Living in the Bridges of Langdon. Welcome to over 3,400 sf of impeccably designed living space in this sought-after community. This exceptional home strikes the perfect balance between elegance, functionality, & modern comfort, making it an ideal haven.

Main Floor: A Blend of Style & Function Step inside to a thoughtfully crafted main floor with soaring 9-foot ceilings & an abundance of natural light streaming through expansive windows. The heart of this level is a chef-inspired kitchen, outfitted with top-of-the-line stainless steel appliances, including a gas stovetop & dual wall ovens. The ceiling-height cabinetry, quartz countertops, & central island with seating provide both sophistication & practicality. An open-concept design seamlessly connects the kitchen, dining & living room areas. The living room features a modern gas fireplace framed by custom built shelving & cabinetry, creating a cozy yet refined atmosphere. Behind a frosted glass door, is a generous walk-through pantry leading to a spacious mudroom complete with bench seating, hooks, & walk-through closet connected to the front foyer. For added versatility, the main floor also boasts a private office that easily doubles as a 5th bedroom, paired with a full 4-piece bathroomâ€"a rare & valuable feature in this area.

Second Floor: A Private Oasis Awaits
Ascend to the upper level, where the luxurious







primary suite offers a serene retreat.

Showcasing a coffered ceiling & spa-like
5-piece ensuite with soaker tub, glass shower,
dual vanities, private water closet & spacious
walk-in closet.

Two additional bedrooms on this level are generously sized & equipped with custom quality closet organizers. A versatile bonus room offers the perfect setting for family movie nights, while the conveniently located upper-level laundry room, complete with a sink, adds practicality to the everyday routine. Basement: Entertainment & More The fully finished basement is an entertainer's dream. Enjoy drinks from the sleek wet bar & unwind in the expansive recreation room, ideal for hosting a crowd or family downtime. This level also features a large bedroom, a full bathroom, & plenty of storage, making it a highly functional & versatile space.

Outdoor Living: A Backyard to Impress
The backyard is its own private retreat,
designed for both lively gatherings & peaceful
evenings under starlit skies. The expansive,
fenced yard includes a separate dog run, a
stamped concrete patio pre-wired for a hot tub,
& dedicated areas for a fire pit as well as
outdoor seating. The back deck, complete with
a gas line, makes summer BBQs a breeze.
Additional Features: A Garage Built for More
The heated, 4-car attached garage provides
an abundance of space for vehicles, storage,
and hobbies, ensuring all your needs are met.
The Bridges of Langdon: Community &
Convenience

Nestled in this family-friendly community, this home offers easy access to schools, amenities & everything a growing family needs.

Built in 2021

#### **Essential Information**

MLS® # A2222658 Price \$900,000

Bedrooms 5 Bathrooms 4.00

Full Baths 4

Square Footage 2,465 Acres 0.18 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 30 North Bridges Road Sw

Subdivision Bridges of Langdon

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached, Quad or More Attached

# of Garages 4

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator,

Washer, Window Coverings, Double Oven

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Dog Run, Private Yard

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 21st, 2025

Days on Market 1

Zoning R1

# **Listing Details**

Listing Office CIR Realty

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