

\$888,800 - 15 North Bridges Road Sw, Langdon

MLS® #A2199373

\$888,800

5 Bedroom, 4.00 Bathroom, 2,334 sqft
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Now Offered at \$888,800 â€“ Exclusive Pricing
for a Limited Time!

Here are the Top 10 Reasons why this
luxuriously upgraded home is the one
youâ€™ve been waiting for:

Massive Lot â€“ Situated on a 7300+ SQ FT
lot, one of the largest in the area, offering
space and privacy rarely found.

Premium Living Space â€“ Boasting 3100 SQ
FT, this home is thoughtfully designed with 5
bedrooms and 3.5 bathrooms.

Luxury Finishes â€“ From the HARDIE
BOARD exterior to upgraded interiors, every
inch of this home exudes elegance.

Chefâ€™s Kitchen â€“ Featuring
top-of-the-line stainless steel appliances, black
granite fixtures, custom cabinetry, and a
functional yet stylish layout.

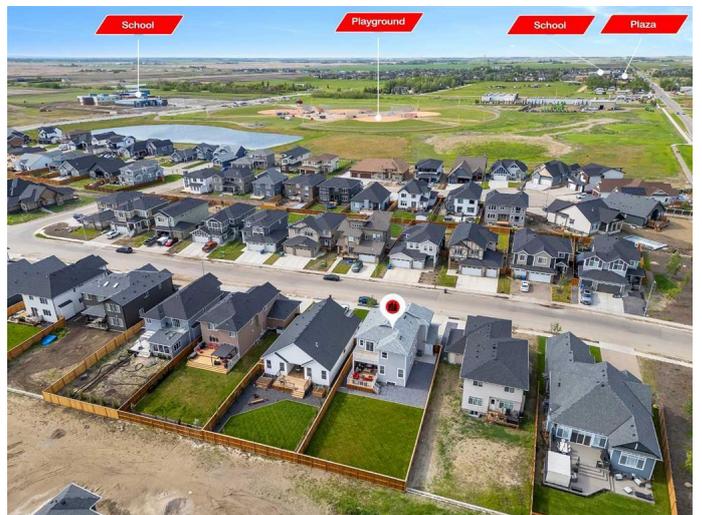
Primary Retreat â€“ A spa-inspired 5-piece
ensuite, walk-in closet, and private balcony
make this a haven of relaxation.

Entertainerâ€™s Dream â€“ The oversized
deck with privacy wall, ceiling fan, and
breathtaking mountain views is perfect for
hosting.

Fully Finished Basement â€“ Includes a
spacious rec room, extra bedroom, full bath,
and abundant storage.

Premium Upgrades Throughout â€“ Highlights
include 9-ft ceilings, tankless hot water,
reverse osmosis, water softener, upgraded
plumbing and lighting fixtures, and more.

Prime Location â€“ Minutes from the new
Langdon High School, golf course, and local



amenities.

Triple Garage + Oversized Driveway – Park with ease and enjoy the convenience of ample storage and outdoor space. And that’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’t come around often – schedule your private showing before it’s gone!

Built in 2023

Essential Information

MLS® #	A2199373
Price	\$888,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,334
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 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
of Garages 3

Interior

Interior 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)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard
Lot Description Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof Asphalt Shingle
Construction Composite Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025
Days on Market 36
Zoning R1

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.