\$825,000 - 40 North Bridges Court, Langdon

MLS® #A2229946

\$825,000

4 Bedroom, 4.00 Bathroom, 2,929 sqft Residential on 0.34 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spacious 2928 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Located in a cu-de-sac on a HUGE Pie lot this property offers both convenience and tranquility. As you step inside, you're greeted by a grand open-to-below foyer, setting the tone for the elegance that awaits within. The main floor boasts versatility with an office/bedroom option, complemented by a full washroom featuring a standing shower. The heart of the home is the double gourmet kitchen, complete with built-in appliances and quartz countertops, accompanied by a walk-through Spice Kitchen with Gas Stove. Entertaining is a breeze with both a dining room and a breakfast nook, perfect for hosting gatherings of any size. Relax in the cozy living room, warmed by a gas fireplace, or step outside onto the deck and enjoy the expansive backyard, ideal for summer barbecues and outdoor activities. Upstairs, the luxurious primary bedroom awaits, featuring a five-piece ensuite and a generously sized walk-in closet. Additional bedrooms include one with its own ensuite and two sharing a main bath, ensuring comfort and convenience for the whole family. The spacious loft provides additional living space, perfect for a play area, upstairs living room or home office. Completing the upper level is a convenient laundry room with cabinetry and a sink for hand wash. Situated just 15 minutes away from Calgary city limit, this property offers exceptional value for its







price. Don't miss out on the opportunity to make this house your home. Contact your favorite realtor today to book a showing.

Built in 2025

Essential Information

MLS®# A2229946 Price \$825,000

4 Bedrooms

4.00 Bathrooms

Full Baths 4

Acres

Square Footage 2,929 0.34

Year Built 2025

Residential Type

Detached Sub-Type

Style 2 Storey

Status Active

Community Information

Address 40 North Bridges Court

Subdivision **Bridges of Langdon**

City Langdon

Rocky View County County

Province Alberta Postal Code T0J 1X3

Amenities

Parking Spaces

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Quartz

Counters, Walk-In Closet(s)

Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas **Appliances**

Stove, Microwave, Refrigerator

Heating Forced Air, Natural Gas Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

Exterior

Exterior Features None

Lot Description Cul-De-Sac, Pie Shaped Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 10th, 2025

Days on Market 5

Zoning R-1

Listing Details

Listing Office RE/MAX First

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