

# \$999,000 - 33 North Bridges Landing, Langdon

MLS® #A2246362

**\$999,000**

4 Bedroom, 3.00 Bathroom, 1,570 sqft

Residential on 0.22 Acres

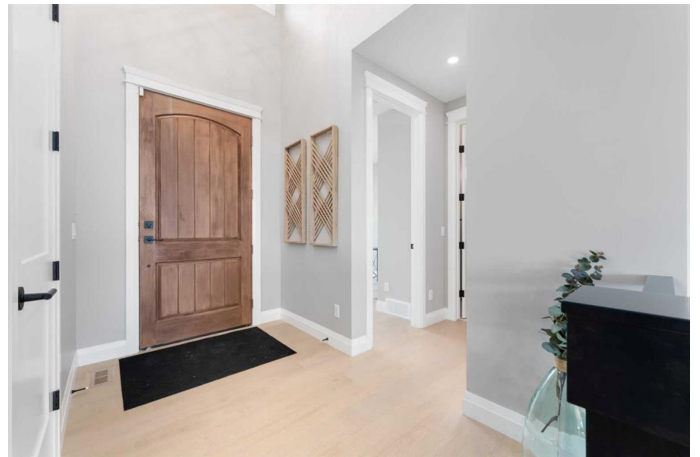
Bridges of Langdon, Langdon, Alberta

view this exquisite new build by the renowned Green Cedar Homes, where craftsmanship, comfort, and elevated design come together in perfect harmony. Nestled in the sought-after community of Langdon, this walk-out bungalow offers over 3,000 sq ft of luxurious living space with no compromise on quality or style.

From the moment you step inside, youâ€™re greeted by the warmth of rich hardwood flooring and the timeless elegance of quartz countertops throughout the home. The open-concept kitchen is a culinary dream, complete with a spacious island, upgraded cabinetry, and modern stainless steel appliances, ideal for hosting or simply enjoying family meals.

The main floor offers an airy, light-filled layout with 3 generously sized bedrooms, including a serene primary suite featuring a walk-in closet and a spa-inspired 5-piece ensuite. A full bath, large mudroom, and a beautifully appointed living and dining area round out the main level, flowing seamlessly onto your private deck with tranquil views.

Downstairs, the fully finished walk-out basement provides two additional bedrooms, a 4-piece bath, an oversized recreation room, and a cozy family roomâ€”perfect for multi-generational living, entertaining, or future income potential.



With a massive attached 27' x 25' garage, upgraded finishes throughout, and thoughtful attention to every detail, this is more than just a home's a lifestyle upgrade.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246362    |
| Price          | \$999,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,570       |
| Acres          | 0.22        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 33 North Bridges Landing |
| Subdivision | Bridges of Langdon       |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0J 1X3                  |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood,                                                                                                                                              |

|                 |                       |
|-----------------|-----------------------|
|                 | Built-In Refrigerator |
| Heating         | Forced Air            |
| Cooling         | Central Air           |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot                         |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | RC-1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.