



GRASSROOTS

REALTY GROUP

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**111 North Bridges Garden
Langdon, Alberta**

MLS # A2302178



\$849,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,912 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

TRIPLE ATTACHED GARAGE!! 5 BEDROOMS!! 3.5 BATHS!! SEPARATE BASEMENT ENTRANCE!! 2,900+ SQ FT OF LIVING SPACE!! Welcome to this stunning brand-new home in the highly sought-after North Bridges of Langdon, built for luxury, functionality, and modern family living. Offering 5 bedrooms and 3.5 bathrooms, this home features a layout that truly stands out. The main floor includes a full bedroom, a bright and spacious living area with fireplace and large windows, a beautifully designed kitchen with central island, built-in features, and extensive cabinetry, plus a dining area that flows perfectly for everyday living and entertaining. A 2PC bath completes the main level. Upstairs, you’ll find 4 spacious bedrooms, including the primary retreat with a 5PC ensuite and walk-in closet. One additional bedroom also includes its own walk-in closet, while two more bedrooms are connected by a Jack & Jill 4PC bath, offering both privacy and convenience. Another 4PC bath and a large family room complete the upper level. The open-to-below design adds an impressive and elegant touch to the home. This property also offers a SEPARATE ENTRANCE TO THE BASEMENT and a TRIPLE ATTACHED GARAGE, giving you the space and flexibility today’s buyers are looking for. Scheduled for completion in June 2026. Located in one of Langdon’s fastest-growing communities, this home delivers space, style, and long-term value. **DON’T MISS THIS INCREDIBLE OPPORTUNITY IN NORTH BRIDGES OF LANGDON — BOOK YOUR SHOWING TODAY!!**