



**GRASSROOTS**  
REALTY GROUP

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## 18 North Bridges Gardens Langdon, Alberta

**MLS # A2315144**



**\$859,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Bridges of Langdon     |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,938 sq.ft.           | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.15 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                                                                                                                             |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                                                                                                                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                    | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                         |                   |     |

Experience the perfect blend of small-town charm and modern sophistication in this massive 2,947 sq. ft. detached executive home. Situated in the prestigious community of Langdon, this property enjoys a prime location directly across from a children's park, offering a peaceful setting just 15 minutes from the Calgary city limits. As you enter, you are greeted by a grand foyer with an open-to-below design that immediately signals the home's high-end craftsmanship. The main level is designed for maximum flexibility, featuring a versatile office that can easily serve as a fifth bedroom, conveniently located next to a full three-piece bathroom with a standing shower. The heart of this home is a chef's dream, boasting a double gourmet kitchen outfitted with premium built-in appliances, quartz countertops, and a massive walk-through pantry with custom MDF shelving. Whether you are hosting formal dinner parties in the dedicated dining room or enjoying a casual morning in the breakfast nook, this open-concept layout is built for entertaining. The inviting living room, centered around a cozy gas fireplace, flows seamlessly to the outdoor deck and an expansive backyard that is ready for summer gatherings. The upper level is equally impressive, featuring a luxurious primary retreat with a spa-like five-piece ensuite and an oversized walk-in closet. The additional bedrooms are generously sized—one with its own private ensuite—ensuring comfort for every family member. A massive central loft provides a secondary living space perfect for a family media room or play area, while the upper-floor laundry room adds a layer of daily convenience. Setting this property apart is the partially finished basement, which now features a private bedroom and a dedicated living area. With its own separate exterior entrance, this space offers incredible potential for a

guest wing or a future rental opportunity. Complete with an oversized triple-attached garage providing ample storage and parking, this home offers unparalleled value for those seeking a premium lifestyle without compromise. Don't miss your chance to own this exceptional property. Contact your favourite Realtor today to schedule a private showing!