



GRASSROOTS
REALTY GROUP

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**94 North Bridges Garden
Langdon, Alberta**

MLS # A2315792



\$989,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,083 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

ESTIMATED COMPLETION OCT - NOV 2026 | WALKOUT BASEMENT BACKING ONTO THE CANAL | TRIPLE CAR GARAGE | ALL BEDROOMS WITH ENSUITES | LUXURY FINISHES THROUGHOUT - A rare opportunity to own one of Langdon's most impressive luxury homes in the prestigious community of North Bridges. Perfectly positioned on a premium canal-backing lot, this exceptional residence offers over 3,000 SQ FT of beautifully designed living space with a fully walkout basement and breathtaking waterfront views. Combining elegance, functionality, and upscale craftsmanship, this home is truly designed to impress. From the moment you enter, you are welcomed by soaring open-to-below ceilings, expansive windows flooding the home with natural light, and a thoughtfully designed open-concept layout ideal for both everyday living and entertaining. The stunning chef-inspired kitchen features premium finishes, a massive island, high-end cabinetry, and a fully equipped spice kitchen for added convenience. The spacious family room with an elegant electric fireplace creates a warm and inviting atmosphere, while the main floor bedroom and full bath offer the perfect setup for guests or multi-generational living. Upstairs, you'll find 4 generously sized bedrooms, each thoughtfully designed with access to its own ensuite or bathroom, providing unmatched comfort and privacy for the entire family. The luxurious primary retreat is a true showpiece, complete with a spa-inspired ensuite, oversized walk-in closet, and refined designer touches throughout. A spacious bonus room and upper-floor laundry add even more functionality to this exceptional layout. Every detail of this home reflects luxury and sophistication — from upgraded flooring and modern railings to designer lighting and premium finishes throughout. The oversized

triple attached garage offers ample space for vehicles, storage, and all your recreational needs. With its unbeatable canal location, walkout basement potential, and upscale finishes, this home delivers a lifestyle of luxury rarely offered in Langdon.