



GRASSROOTS
REALTY GROUP

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**39 North Bridges Road SW
Langdon, Alberta**

MLS # A2322996



\$879,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,726 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, TV wall mounts, Mail keys

This is a home that feels like forever. This fully finished bungalow built by Kelly Kustom homes located in the prestigious Bridges of Langdon will allow your family to evolve without needing to move as it grows. This craftsman inspired home is loaded with curb appeal from the stone facade to the timber frame accents to the meticulous landscaping and composite siding. You'll be proud to call this home. A super spacious and welcoming entryway sets the stage for this warm and inviting home. There are so many thoughtful and charming details throughout that make this home feel unique. The main living space is bright and open. You'll fall in love with the charming kitchen where you'll find popular 2 toned cabinets in bright white and deep blue tones, gleaming stainless steel appliances, a huge centre island with seating and countless details including the hammered copper hood fan & sink, floating shelves, colourful tile backsplash and brass fixtures. The kitchen is open to a generous dining area on one side and the cozy living room complete with a gas fireplace with a shiplap and tile surround on the other side. You'll find 2 good sized bedrooms on this main level including the primary retreat with vaulted ceilings and a gorgeous 4 pc ensuite that like the rest of the home is show home ready with its design details. Plus you'll enjoy a good sized walk in closet with built in shelving. The other bedroom is conveniently located across from the main bath and a good sized laundry room/ mudroom with plenty of storage rounds out this main level. The lower level is the perfect space to entertain or hang out together as a family with a huge recreation area and family room. There are 2 good sized bedrooms that your teenagers or guests will love. One of the bedrooms has an oversized walk in closet that could be a great place to

store out of season clothing. A full bath and ample storage space makes this floor complete. Summer just got a little sweeter because the outdoor living is on par with the indoor living this home provides. The big South facing backyard is green and lush with plenty of trees, garden beds with EZ curb edging, vinyl fence and ample grassy area for kids and pets to play. The large back deck will suit your needs no matter the weather with a completely covered space surrounded by walls on 3 sides as well as extra uncovered area when you want to enjoy the sun. There are 3 natural gas lines on the deck for your BBQ, fire table, patio heater or smoker. A storage shed will keep all of your gardening tools organized and easy to access. Get ready to entertain and enjoy the great outdoors all year long. Last but not least there is a 3 car garage for your convenience and comfort. You're going to love living in Langdon away from the noise of city life in a tranquil, family-focused atmosphere where friendly faces and knowing your neighbours are part of everyday life.