



**26 North Bridges Way  
Langdon, Alberta**

**MLS # A2326527**



**\$799,999**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,567 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** N/A

BRAND NEW HOME IN BRIDGES OF LANGDON!! SEPARATE ENTRANCE TO BASEMENT!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM + FULL BATH!! 5 BED 4 BATH!! Welcome to this beautifully built home in the growing community of Langdon, designed for modern family living with space in all the right places. The main floor offers a bright family room with an electric fireplace, a stylish kitchen with a HUGE island, full-height cabinetry, built-in features, and a SPICE KITCHEN for extra cooking space. A main floor bedroom and full 3-piece bath make this layout perfect for guests. Upstairs, you’ll find FOUR spacious bedrooms including a PRIMARY SUITE with a walk-in closet and 5-piece ensuite. Another bedroom features a private 4-piece ensuite with access from both the bedroom and hallway, while the remaining two bedrooms share a convenient JACK & JILL 4-PIECE BATH. Thoughtful layout, great flow, and plenty of room for everyone. Enjoy living in Langdon!! NEW BUILD IN BRIDGES OF LANGDON &mdash; DON’T MISS THIS ONE!!