



GRASSROOTS
REALTY GROUP

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**99 North Bridges Garden
Langdon, Alberta**

MLS # A2328966



\$724,999

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to this stunning new build by Green Cedar Homes, located in the desirable community of Bridges of Langdon. This thoughtfully designed 2-storey detached home offers 1,857.30 sq. ft. of modern living space with 3 bedrooms, 2.5 bathrooms, and a triple attached garage. The main floor features an inviting open-concept layout with high ceilings, a spacious living room with an electric fireplace, a bright dining area, and a modern kitchen complete with a large island and quality finishes. A convenient flex space provides additional versatility for a home office, playroom, or study area. The main floor also includes a mud room and a 2-piece bathroom for everyday convenience. Upstairs, you will find a spacious bonus room, upper-level laundry, two additional bedrooms, a 4-piece bathroom, and a private primary retreat featuring a walk-in closet and a luxurious 5-piece ensuite. The home includes a full unfinished walk-out basement offering excellent future development potential. Additional features include vinyl plank and carpet flooring, forced-air heating, a private yard, and a triple attached garage providing ample parking and storage space. Situated on a west-facing lot in Bridges of Langdon, this home offers a family-friendly lifestyle with nearby playgrounds, shopping, and community amenities. Experience the benefits of a brand-new home with modern design, quality craftsmanship, and room to grow.