



GRASSROOTS
REALTY GROUP

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**21 Bridges Way
Langdon, Alberta**

MLS # A2330125



\$849,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,708 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level, No Back Lane, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Welcome to 21 Bridges Way in the growing community of Bridges of Langdon. Proudly built by Twenty First Century Homes, this exceptional two-storey residence offers 2,708 sq. ft. of thoughtfully designed living space above grade, a triple attached garage, and an unfinished basement with endless possibilities for future development. Designed with today's families in mind, the main floor features a bedroom paired with a full 3-piece bathroom, making it ideal for multi-generational living, overnight guests, or a private home office. The open-concept layout seamlessly connects the spacious great room, dining area, and chef-inspired kitchen, complete with quartz countertops, premium cabinetry, a large centre island, and a walk-through spice kitchen leading directly to the mudroom for everyday convenience. The upper level offers a spacious bonus room, convenient laundry room, and four generously sized bedrooms, including an impressive primary retreat featuring a spa-inspired ensuite with dual vanities, a freestanding tub, a fully tiled shower, and a generous walk-in closet. The additional bedrooms are well-appointed, with two sharing a convenient Jack-and-Jill bathroom while another enjoys its own nearby full bathroom, providing exceptional functionality for growing families. Built with quality craftsmanship and attention to detail, this home showcases luxury vinyl plank flooring, designer finishes, large windows that fill the home with natural light, and energy-efficient construction throughout. The unfinished basement offers the flexibility to create additional living space, bedrooms, a home gym, or an entertainment area tailored to your needs. Located in one of Langdon's fastest-growing communities, residents enjoy nearby parks, playgrounds, schools, walking pathways, and everyday amenities, all while being just a short drive to Calgary. Backed by the Travelers

1-2-5-10 New Home Warranty, this beautifully crafted home offers the perfect combination of luxury, functionality, and peace of mind. This is an outstanding opportunity to own a brand-new home by Twenty First Century Homes, where quality craftsmanship truly is Built Around You.