



GRASSROOTS
REALTY GROUP

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**13 Bridges Way
Langdon, Alberta**

MLS # A2330128



\$959,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,956 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 13 Bridges Way in the desirable community of Bridges of Langdon. Proudly built by Twenty First Century Homes, this stunning 2,956 sq. ft. two-storey residence offers an exceptional blend of luxury, functionality, and timeless design. Featuring a 705 sq. ft. triple attached garage, two dramatic open-to-below features, and an unfinished basement ready for your future development, this home is designed to impress. The thoughtfully designed main floor showcases an expansive open-concept layout anchored by a spacious great room with fireplace, an elegant dining area, and a chef-inspired kitchen featuring quartz countertops, premium cabinetry, a large centre island, and a convenient walk-through pantry leading directly to the mudroom. A main floor bedroom is ideally positioned beside a full 3-piece bathroom, making it perfect for multi-generational living, overnight guests, or a private home office. Upstairs, you'll immediately appreciate the home's two impressive open-to-below spaces, creating a grand, airy feel rarely found in homes of this calibre. A spacious central loft provides additional family living space, while four generously sized bedrooms offer room for everyone. The luxurious primary retreat features a spa-inspired ensuite complete with dual vanities, a freestanding soaker tub, a fully tiled shower, and a spacious walk-in closet. The remaining bedrooms are thoughtfully designed with convenient access to multiple full bathrooms, providing comfort and privacy for growing families. Crafted with the quality and attention to detail that define Twenty First Century Homes, this home showcases luxury vinyl plank flooring, designer finishes, large windows that flood the interior with natural light, and energy-efficient construction throughout. The unfinished basement offers endless possibilities to create additional bedrooms, a recreation room, home gym, or

personalized living space. 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 commute to Calgary. Backed by the Travelers 1-2-5-10 New Home Warranty, 13 Bridges Way presents an exceptional opportunity to own a beautifully crafted new home by Twenty First Century Homes—Built Around You.