



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**118 North Bridges Garden
Langdon, Alberta**

MLS # A2331890



\$998,800

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,071 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

BACKING ONTO CANAL & NEWLY PAVED WALKING PATH!! HUGE LOT (OVER 6500 SQFT)!! QUAD ATTACHED GARAGE!! WALKOUT BASEMENT!! 3,071 SQ.FT.!! 5 BEDROOMS & 3.5 BATHROOMS!! MAIN FLOOR BEDROOM!! BUTLER PANTRY!! LOCATED IN THE BRIDGES OF LANGDON!! Welcome to this exceptional home offering 3,071 sq.ft. of thoughtfully designed living space in the sought-after community of The Bridges of Langdon! Backing directly onto green space and a newly paved walking path, this home combines peaceful views with an outstanding layout for growing families. Step inside to a welcoming foyer that leads to the bright and spacious living room, complete with a gas fireplace and access to the back deck overlooking the green space. The stunning kitchen is a chef's dream, featuring built-in appliances, a massive island, extensive cabinetry, and a fully equipped spice kitchen. The dining area is perfectly positioned for family meals and entertaining. Completing the main floor are a bedroom and a convenient 2-piece bathroom, making it ideal for guests or multi-generational living. The upper level offers 4 spacious bedrooms, 3 full bathrooms, a bonus room, and a convenient laundry room. The luxurious primary bedroom features a 5-piece ensuite and a walk-in closet. The second bedroom is located next to a 4-piece bathroom, while the remaining two bedrooms share a Jack & Jill 4-piece bathroom, providing both comfort and privacy. Additional highlights include the quad attached garage, premium finishes throughout, spacious living areas, and an unbeatable location backing onto green space with direct access to the walking path. This is a rare opportunity to own a beautifully designed family home in one of Langdon's most desirable communities! THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS’ GST REBATE,

SUBJECT TO ELIGIBILITY REQUIREMENTS!