



GRASSROOTS
REALTY GROUP

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40 North Bridges Crescent
Langdon, Alberta

MLS # A2333480



\$486,029

Division:	Bridges of Langdon		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,354 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Welcome to the Redwood II by Alliston at Home, a thoughtfully designed home offering 1,354 sq. ft. of above-grade living space with a bright, open-concept layout created for comfortable everyday living. The main floor brings together the kitchen, dining, and living areas, with a spacious kitchen layout featuring quartz countertops, stainless steel appliances, and durable luxury vinyl plank flooring. Upstairs, the primary bedroom features an ample walk-in closet and bright 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete the second level, providing a practical layout for families, guests, or a home office. Quality finishes continue throughout the home with quartz countertops, luxury vinyl tile flooring, triple-pane windows, and a stainless steel appliance package. The home also features a Home Comfort System, including a Hi-Velocity Heating System, MERV 13 air filtration system, and tankless hot water heater for enhanced year-round comfort and efficiency. Combining modern finishes, an efficient floor plan, and thoughtful everyday functionality, the Redwood II offers an inviting place to call home at 40 North Bridges Crescent in Rocky View County.