



GRASSROOTS
REALTY GROUP

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83 Bridges Way
Langdon, Alberta

MLS # A2335216



\$583,212

Division:	Bridges of Langdon		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,496 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MID
Utilities:	-

Inclusions: None

Welcome to the Dogwood II by Alliston at Home, a thoughtfully designed home offering 1,496 sq. ft. of above-grade living space with a bright, open-concept layout ideal for both everyday living and entertaining. The main floor features a central kitchen that serves as the heart of the home, complete with quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and a seamless connection to the dining and living areas. Upstairs, the spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, complemented by two additional bedrooms and a full 4-piece bathroom. Convenient upper-floor laundry adds functionality right where you need it most. The RMS report confirms three upper-level bedrooms, including a 12'6" x 11'6" primary bedroom, along with the ensuite, walk-in closet, full bathroom, and laundry area. Quality finishes continue throughout 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. An attached double-car garage provides excellent parking and storage, with the garage measuring approximately 18'2" x 22'6". Combining modern finishes, an efficient floor plan, and comfortable family living, the Dogwood II delivers the style and functionality today's buyers are looking for at 83 Bridges Way, Rocky View County.