



GRASSROOTS
REALTY GROUP

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**91 North Bridges Road
Langdon, Alberta**

MLS # A2337894



\$819,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,189 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-SML s
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Garage Heater, Floating Shelves in living room, TV Wall Mount

You found it! Welcome to your dream home, a stunning combination of modern elegance, comfort, and space. Stepping inside, an inviting foyer with a spacious walk-in closet seamlessly keeps outerwear organized and out of sight. Rich engineered hardwood leads past a cozy living room anchored by a glowing gas fireplace and opens into a gourmet kitchen and dining area built for entertaining. Highlights include quartz countertops, soft-close cabinetry, built-in oven, premium gas cooktop, coffee nook, walk-in pantry, and a main-floor office or playroom neatly tucked behind stylish barn doors. Upstairs, comforting plush carpet spans three bedrooms and a versatile bonus room, accompanied by the ultimate convenience of a dedicated upper-level laundry room. The primary retreat acts as a private spa, featuring dual vanities, a stand alone soaker tub, a large walk-in shower, and an expansive walk-in closet built for two. Outside, enjoy a sunny south-facing back deck with a natural gas BBQ hookup that overlooks a spacious fully fenced & landscaped backyard complete with a designated dog run. Enjoy turn key comfort from day one with A/C and a fully heated triple attached garage already in place! NO VINYL HERE. Standing out from the rest, the durable full stucco exterior offers superior protection against the elements. With an undeveloped basement ready for your personal touch, this home perfectly pairs thoughtful design with small-town charm—just minutes from local schools, dining, shopping and The Track golf course, all within an easy commute to Calgary.