



GRASSROOTS
REALTY GROUP

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**39 North Bridges Glen
Langdon, Alberta**

MLS # A2338605



\$1,114,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,376 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: Bar fridge x2, Dishwasher x2, Built-in refrigerator, Gas Cooktop, Range Hood, Washer x2, Dryer x2

ONE OF THE WIDEST HUGE CORNER LOT IN THE AREA (71' x 106')!! HEATED QUAD ATTACHED GARAGE!! SEPARATE ENTRANCE TO BASEMENT!! SEPARATE LAUNDRY BOTH UPSTAIRS AND BASEMENT!! 4770+ SQFT OF TOTAL LIVING AREA!! 7 BEDROOMS & 4.5 BATHS!! FULLY CUSTOM HOME!! COFFEE BAR!! OVERSIZED BAR IN THE BASEMENT!! 2 BEDROOMS + OFFICE/FLEX ROOM IN BASEMENT!! 2 A/C!! Step into luxury with this stunning new build featuring a bright and functional layout! The main floor offers a welcoming family room with a gas fireplace, spacious dining area with access to the backyard deck, and a gorgeous kitchen with a massive island, tons of cabinetry, and an oversized pantry. There's also a flex room perfect for a home office or playroom, plus a convenient 2pc powder room. Upstairs, you'll find 4 generously sized bedrooms—including a primary suite with a huge walk-in closet and 5pc ensuite! One of the bedrooms features its own 3pc ensuite with dual access (ensuite and hallway), while the other two share a Jack & Jill 4pc bath. A bonus room and laundry area complete the upper level. The basement has a SEPARATE ENTRANCE featuring 2 bedrooms, a den (can be used as a bedroom), a full 4pc bath, a massive rec room, and a bar area—ideal for entertaining! This home is in a solid location with shops, schools, parks, and transit nearby—making daily life easy and convenient. A RARE FIND WITH ROOM FOR THE WHOLE FAMILY—DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!