



GRASSROOTS
REALTY GROUP

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**8 North Bridges Glen
Langdon, Alberta**

MLS # A2340424



\$924,999

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,316 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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

Inclusions:	Range Hood x2
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NEW BUILD IN NORTH BRIDGES!! FRONTING ONTO GREEN SPACE!! MAIN FLOOR BEDROOM + FULL BATH!! TRIPLE ATTACHED GARAGE!! 5 BED 4 BATH!! Welcome to this stunning brand-new home in the sought-after community of North Bridges! Step inside to a bright, open main floor featuring a spacious living area with gas fireplace, a formal dining space, and a cozy breakfast nook with access to the backyard deck. The chef-inspired kitchen offers a large island, butler's pantry, and plenty of cabinet space for entertaining and everyday living. A main floor bedroom and 3-pc bath add flexibility. Upstairs, you'll find four generously sized bedrooms, including a beautiful primary retreat with walk-in closet and spa-like 5-pc ensuite. Two bedrooms are connected by a Jack & Jill 4-pc bath, while the fourth bedroom has its own 4-pc bath nearby. The upper level also features a spacious bonus room, convenient upper-floor laundry, and an impressive open-to-below design. Triple attached garage, functional layout, and a prime North Bridges location close to everyday amenities — this home checks every box for space, comfort, and modern living. DON'T MISS YOUR CHANCE TO OWN THIS BRAND-NEW HOME IN NORTH BRIDGES — BOOK YOUR SHOWING TODAY!! THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS' GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!