



GRASSROOTS
REALTY GROUP

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9 North Bridges Green SW Langdon, Alberta

MLS # A2342185



\$679,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: \$5000 BUILDERAPPLIANCE CREDIT TO THE BRICK

WELCOME TO THE GABRIELLE BY AKASH HOMES, A STUNNING 2366 SQ. FT. HOME WITH A TRIPLE ATTACHED GARAGE & SEPARATE SIDE ENTRY IN THE BRIDGES OF LANGDON! Designed with space and functionality in mind, the main floor features 9' ceilings, a private den, spacious great room with electric fireplace and an impressive open-to-above design. The kitchen is made for gathering with a large island, plenty of prep space, pantry and adjoining nook with access to the rear deck. A mudroom and powder room complete the main level. Upstairs you'll find 3 bedrooms, a generous bonus room and convenient laundry. The primary retreat offers a walk-in closet and private ensuite with a 36" x 60" shower. Complete with a 597 SQ. FT. TRIPLE ATTACHED GARAGE. Enjoy the small-town charm of Langdon in a growing, family-focused community featuring pathways, parks and open spaces, with schools from elementary through high school nearby and The Track Golf Course next door. All this while maintaining convenient access to Calgary and Chestermere!