



GRASSROOTS
REALTY GROUP

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**18 North Bridges Garden
Langdon, Alberta**

MLS # A2342674



\$834,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,938 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Outdoor Backyard Shed		

Situated directly across from a serene park in the prestigious community of Bridges of Langdon, this 2,937 sq. ft. executive masterpiece offers standard-setting luxury just 15 minutes from Calgary. A grand foyer featuring an open-to-below design creates an immediate impression of space and elegance. Designed for versatile living, the main floor includes a private office or potential 5th bedroom next to a full 3-piece bathroom featuring a standing shower. At the heart of the home, a double gourmet kitchen showcases premium built-in appliances, sleek quartz countertops, and a massive walk-through pantry complete with custom MDF shelving. The fluid open layout seamlessly connects the formal dining area, sunny breakfast nook, and a cozy living room centered around a gas fireplace with direct access to the outdoor deck and broad backyard. The upper level acts as a private sanctuary, anchored by a central loft perfect for family entertainment. The primary retreat offers a 5-piece ensuite with a jetted tub and an oversized walk-in closet. Additional family bedrooms feature expansive footprints—including one with its own dedicated ensuite, supported by upper-level laundry with built-in storage and sink. A separate exterior entrance leads to the partially finished basement, complete with a private bedroom, living space, flex room, and bath rough-in—offering potential for multigenerational living or future development. An oversized triple-attached garage completes this exceptional residence. Book a private showing today or contact Ahuja Real Estate.