



GRASSROOTS
REALTY GROUP

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102 North Bridges Garden
Langdon, Alberta

MLS # A2342811



\$1,079,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,330 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

BRAND NEW HOME IN BRIDGES OF LANGDON!! BACKING ONTO PAVED WALK PATH AND A CANAL!! WALKOUT BASEMENT!! QUAD ATTACHED GARAGE!! SPICE KITCHEN!! OVER 3,300 SQ FT OF LIVING SPACE!! Discover this stunning BRAND NEW home in the sought-after community of Bridges of Langdon, offering OVER 3,300 SQ FT OF THOUGHTFULLY DESIGNED LIVING SPACE, a QUAD ATTACHED GARAGE, and a WALKOUT BASEMENT with a SEPARATE ENTRANCE. Step inside to a bright and inviting main floor featuring a spacious living room with a beautiful FIREPLACE and large windows that bring in an abundance of NATURAL LIGHT. The chef-inspired kitchen is equipped with STAINLESS STEEL APPLIANCES, a LARGE ISLAND, extensive CABINETRY, a PANTRY, and a fully functional SPICE KITCHEN—perfect for families who love to cook and entertain. A convenient 2-PIECE BATHROOM completes the main level. Upstairs offers 4 SPACIOUS BEDROOMS and 3 FULL BATHROOMS. The impressive PRIMARY SUITE features a WALK-IN CLOSET and a luxurious 5-PIECE ENSUITE. Two bedrooms are connected by a JACK & JILL 4-PIECE BATHROOM, while the fourth bedroom enjoys easy access to another FULL 4-PIECE BATHROOM from both the bedroom and the hallway. This home also offers WALKOUT BASEMENT WITH A SEPARATE ENTRANCE. Located close to parks, walking paths, schools, and everyday amenities, this exceptional home blends modern finishes, functional design, and an unbeatable location in one of Langdon's fastest-growing communities. THIS HOME DOES QUALIFY FOR THE FIRST-TIME HOME BUYERS' GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!

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