



GRASSROOTS
REALTY GROUP

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30 Bridges Way
Langdon, Alberta

MLS # A2344568



\$754,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Bridges of Langdon is growing with Phase 4 now underway! Incredible opportunities await with quick possession homes, ready-to-build lots & floor plans, and pricing to fit all budgets. Whether just getting started, looking for more space or simplifying your lifestyle, we have something for you! // WELCOME TO THE "OLIVE" AT 30 BRIDGES WAY. A fully, developed Bungalow with attached, Triple Car Garage! Offering 4 Bedrooms + 3 Full Baths and "Ceilings on both the Main & Lower Level. Step inside the welcoming Front Entry and experience Main Floor living at its best. Luxury vinyl plank flooring keeps the main space light, bright and open. The Kitchen boasts a centre Island, quartz countertops, walk-in Pantry & Stainless Steel Appliance Package to include an upgraded Gas Stove, Range Hood and built-in Microwave. Easily entertain family & friends in the adjacent Dining Room & Living Room (with Fireplace) while hosting Backyard BBQ's on the Deck. The Primary Retreat is outfitted with a Walk-In Closet and 4-Piece Ensuite featuring dual sinks, built-in Make-Up Vanity, separate Toilet Room & Walk-In Shower. Additionally down the hall is Bedroom #2, another 4-Piece Main Bath & spacious Mud Room/Laundry Room with direct access to the attached, Triple Car Garage. The fully developed Basement offers "Ceilings, a REC/Family Room, Bedrooms #3 & #4, another full Bathroom, and large Storage/Mechanical Room with Tankless Hot Water Heater. Additional features of the home include: a Home Comfort System to include Hi-Velocity Heating and Cooling System & MERV 13 Air Filtration System, Triple Pane Windows, "Back Deck (Measurement from pre-construction Builder Plans) with gas BBQ hook-up, in-floor rough in for a future Basement Wet Bar, quartz countertops throughout & an attached Triple

Car Garage. Bridges of Langdon is a thoughtfully planned, family-oriented community located just east of Calgary. Designed to blend small-town charm with modern living, the neighbourhood features spacious homes and a network of parks, scenic pathways and water features that encourage an active, outdoor lifestyle. A peaceful place for families to put down roots while staying connected to the big city. Secure your new home in one of Langdon's most promising new areas! THIS HOME IS NOW COMPLETE & READY FOR A QUICK POSSESSION. View today!