



GRASSROOTS
REALTY GROUP

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34 North Bridges Landing
Langdon, Alberta

MLS # A2345419



\$1,040,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,090 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome home to this beautiful home crafted by Paramount Homes. Sitting in the family friendly community of Bridges of Langdon you receive the large lots, and small town charm to unwind in while being only a short commute to all the amenities of Calgary. This house boasts 4 bedrooms above grade with 4 full bath as well as 2 additional bedrooms in the basement and yet another full bath. Plenty of room for the growing family or multi-generational living arrangements. The main floor is flooded with natural light with a 2 story great room that features large windows and a cozy gas fireplace. The Kitchen has everything a chef needs as well as a spice kitchen for extra cooking requirements. Don't hesitate and book your showing now before this spectacular house is sold!!!