



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 NORTH BRIDGES Road, Langdon T0J 1X3**

MLS® #: **A2119179** Area: **Bridges of Langdon** Listing Date: **04/01/24** List Price: **\$699,900**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2023**  
Lot Information  
Lot Sz Ar: **8,965 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,688**  
Low Sqft:  
Ttl Sqft: **1,688**

DOM

**48**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:  
Lot Feat: **Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`11" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 8`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`5" x 6`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 16`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`2" x 14`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`0" x 5`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 13`0"</b>

Legal/Tax/Financial

**2011558**

Remarks

Welcome to luxury living in Langdon, Alberta! This stunning bungalow, brand new, offers the perfect combination of modern elegance and thoughtful design. Situated on a spacious corner lot, this home boasts curb appeal and convenience with a double front garage. As you step inside, you'll be immediately impressed by the attention to detail and quality craftsmanship throughout. The focal point of the home is the spacious primary bedroom, with a walk-in closet and a lavish five-piece ensuite complete with a jetted tub, standing shower, his and her sinks, and a water closet. Two additional bedrooms and another four-piece bathroom provide ample space for guests, family, or a home office. The heart of the home is the fully upgraded kitchen, equipped with top-of-the-line appliances including a built-in microwave, built-in oven, gas cooktop, and chimney hood fan. Quartz countertops, sleek cabinetry, and a large island make this kitchen a chef's dream. Adjacent to the kitchen, the dining room offers a perfect space for enjoying meals with loved ones, while the living room features an electric fireplace, creating a cozy ambiance for relaxing evenings. Step outside onto the deck and envision outdoor gatherings or simply enjoy the views of the surrounding neighborhood. With laminate flooring throughout, knock-down ceilings, and pot lights, every corner of this home exudes sophistication and comfort. Don't miss your chance to own this exquisite bungalow in Langdon. Schedule your private showing today and make this beautiful house your new home!

**N/A**  
**RE/MAX Real Estate (Central)**

A large, modern ranch-style house with a prominent gabled roof, stone accents, and a dramatic sunset sky. The house features a combination of light-colored horizontal siding and dark vertical wood accents. The base of the house is finished with dark stone veneer. There are several windows, including a large multi-paned window in the center and smaller windows on the sides. A central entrance with a dark door is visible. The sky is a vibrant mix of orange, red, and purple, suggesting a sunset or sunrise. The foreground shows a dirt lot with some construction debris and a concrete walkway leading to the front steps.

















