



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**37 NORTH BRIDGES Bay, Langdon T0J 1X3**

MLS® #: **A2138917**      Area: **Bridges of Langdon**      Listing Date: **06/06/24**      List Price: **\$959,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **3,196**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **6,969 sqft**      Ttl Sqft: **3,196**  
 Lot Shape:

DOM

**22**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer**  
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	30`6" x 15`3"	Dining Room	Main	13`0" x 6`6"
Living Room	Main	15`0" x 14`6"	Foyer	Main	8`0" x 7`0"
Loft	Upper	19`8" x 15`0"	Office	Main	10`8" x 8`3"
Mud Room	Main	10`2" x 7`0"	Laundry	Upper	11`9" x 6`8"
Bedroom - Primary	Upper	13`5" x 13`0"	Bedroom	Upper	11`7" x 9`9"
Bedroom	Upper	12`0" x 9`1"	Bedroom	Upper	10`10" x 10`6"
2pc Bathroom	Main	5`8" x 4`6"	4pc Bathroom	Upper	8`10" x 4`11"
4pc Ensuite bath	Upper	7`11" x 4`11"	5pc Ensuite bath	Upper	12`7" x 12`4"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R1**

**2011558**

Remarks

Pub Rmks: **QUICK POSSESSION- Embark on a journey of refined living in the heart of Langdon, where this exceptional residence offers not only easy access to amenities but also serves as a gateway to the charm of surrounding cities. Beyond its triple car garage, the allure of this property lies in its thoughtful layout, where convenience and comfort converge effortlessly. Ascend to the second floor, where a sanctuary awaits. Four bedrooms, three full bathrooms, and a dedicated family room provide an oasis of tranquility, while laundry facilities ensure practicality meets luxury at every turn. Downstairs, the main floor unfolds with a flourish of sophistication. A flex room beckons versatility, while the open-concept kitchen, living, and dining areas exude warmth and welcome. Through patio doors, the sprawling pie-shaped lot unfolds, offering an outdoor haven framed by the beauty of nature. This isn't just a house; it's a testament to meticulous design and impeccable craftsmanship. With high-end finishes gracing every corner, this home is a canvas where time and consideration have painted a masterpiece of modern living, promising a lifestyle that is both unique and unforgettable.**

Inclusions:  
 Property Listed By:

**NA**  
**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



OCASA HOMES SPECIFICATIONS	
<b>EXTERIOR FINISHINGS</b>	<b>PLUMBING</b>
<ul style="list-style-type: none"> <li>Front steps: Wood, with concrete nosing (see per plan)</li> <li>Through the common exterior perimeter of foundation with seal and finish with minimum 6" finished brick</li> <li>Design provide an exterior of finished foundation walls</li> <li>Downspout: install in the garage with french drain</li> <li>Waterfall: poured from front step to driveway</li> <li>Walk: dimensional finish at 2" on center (see per plan)</li> <li>Energy: fit as seal material</li> <li>21: One, insulated, architecturally approved double</li> <li>22: Vinyl siding, Dutch bay or traditional on finished eaves</li> </ul>	<ul style="list-style-type: none"> <li>High efficiency, hot water heater</li> <li>23: 1/2" x 1/2" double level drainage (see note on the kitchen per design)</li> <li>24: Kitchen: fixtures as per design selection</li> <li>25: Toilet: install and fixture as per design selection</li> <li>26: White, standard length high efficiency toilet as per design selection</li> <li>27: Double, apartment-style shower basin with full length glass shower walls (see per plan)</li> <li>28: Glass: install in the design</li> <li>29: Shower: installed in the 3 piece bathroom</li> </ul>
<b>DOORS AND WINDOWS</b>	<b>INSULATION AND DRYWALL</b>
<ul style="list-style-type: none"> <li>4: White, double pane, Low-E, storm (third PVC) window</li> <li>5: window: fiberglass (see options in per plan)</li> <li>6: Four exterior windows to have grille as specified by architect (see notes)</li> <li>7: Insulated double-pane exterior door</li> <li>8: Insulated double-pane door from the garage to the house</li> <li>9: Garage door: 2 1/2" x 8" insulated door with 2 remote openers</li> </ul>	<ul style="list-style-type: none"> <li>10: R13 insulation in ceiling and under eaves</li> <li>11: R13 insulation in eaves or under eaves</li> <li>12: R13 spray applied 150 polyurethane foam under main level floor</li> <li>13: R13 fiberglass batt insulation in the basement walls</li> <li>14: R13 spray foam in garage ceiling with 1/2" gypsum sheetrock</li> <li>15: R13 fiberglass batt insulation in walls above grade</li> <li>16: Insulation in main floor walls</li> </ul>
<b>HEATING AND VENTILATION</b>	<b>INTERIOR FINISHINGS</b>
<ul style="list-style-type: none"> <li>High efficiency heating system</li> <li>17: see options available</li> <li>18: Professional furnace and duct cleaning before possession</li> <li>19: White repairs and cold air return grille</li> </ul>	<ul style="list-style-type: none"> <li>20: 3 piece Energy Star appliance package (included in standard model with white water filter)</li> <li>21: Cabinet: door pulls from standard design selection, 47" high upper cabinets</li> <li>22: 2" deep cabinets above fridge</li> <li>23: Full floor doors and cabinet doors</li> <li>24: Quartz on the kitchen countertop, Quartz countertop in all bathrooms</li> <li>25: MDF shaker throughout</li> <li>26: 1/2" deep plastic glass doors installed to the width of the vanity and 47" high</li> <li>27: 1/2" deep glass and 1" thick metal of glass</li> <li>28: Full height glass doors above acrylic shower tubs and shower basin (see per plan)</li> <li>29: 2" wide height swing shower doors on acrylic shower base</li> <li>30: 2 1/2" back splash from the countertop to the bottom of the kitchen cabinets</li> <li>31: Full bathrooms and second floor laundry areas have tile flooring (see per plan)</li> <li>32: Engage the back splash in the master suite floor (see per plan)</li> <li>33: Copper mesh kitchen sink and hot water dispenser, 1 1/2" x 1 1/2" throughout</li> <li>34: Double sinks as per plan</li> <li>35: MDF back splash in traditional or contemporary selection, 1/2" x 1/2" height on main floor (see exceptions note apply) of back splash with in basement</li> <li>36: Traditional design combination in select master bedrooms in use</li> <li>37: Design: Modern (10 per unit only)</li> <li>38: Backsplash: 1" throughout house</li> </ul>
<b>SMART HOME FEATURES</b>	<b>WARRANTY</b>
<ul style="list-style-type: none"> <li>Lighting package with LED lighting (see per plan)</li> <li>TV wall mount in master bedroom, living room and bonus room</li> <li>USB outlets in kitchen</li> <li>White Diverco switches and plugs: One plug in the closet</li> <li>Smart meters with app control throughout (see per plan)</li> <li>27" area height swing shower doors on acrylic shower base</li> </ul>	<ul style="list-style-type: none"> <li>1 year complete builder warranty</li> <li>1 year warranty on driveway and driveway apron</li> <li>1 year warranty on building envelope</li> <li>10 year warranty on structural</li> </ul>