



THE
A-TEAM

**RE/MAX
FIRST**

61 NORTH BRIDGES Bay, Langdon T0J 1X3

MLS®#: **A2139830** Area: **Bridges of Langdon** Listing Date: **06/10/24** List Price: **\$859,900**
 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: **1,831**
 Lot Information
 Lot Sz Ar: **8,276 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,831**

DOM

20
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	25`6" x 11`6"	Pantry	Main	8`6" x 4`6"
Dining Room	Main	13`6" x 12`6"	Living Room	Main	13`6" x 13`0"
Laundry	Main	9`0" x 6`8"	Mud Room	Main	8`6" x 6`6"
Bedroom - Primary	Main	15`6" x 13`6"	Bedroom	Main	13`0" x 11`0"
Walk-In Closet	Main	7`0" x 6`8"	Walk-In Closet	Main	9`0" x 4`6"
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
R1

2011558

Remarks

Pub Rmks:

Welcome to the charming town of Langdon, where small-town tranquility meets urban convenience. Situated just minutes away from the vibrant energy and amenities of the city, this exquisite bungalow offers a rare opportunity to enjoy the best of both worlds. Langdon, a growing small town, provides the perfect setting for those seeking a peaceful retreat without sacrificing access to modern conveniences. With the city's bustling action mere minutes away, residents can enjoy a serene lifestyle while still being within reach of shopping, dining, and entertainment options. Step inside this meticulously crafted residence and be greeted by a triple attached garage, a testament to the thoughtful design and attention to detail that defines this home. Boasting two bedrooms and two bathrooms, including a Primary suite with a sprawling walk-in closet, this home exudes both elegance and functionality. The home's smooth flow and design make everyday living a breeze. A well-appointed mudroom offers a stylish entry point, while the adjacent pantry and laundry room add convenience to daily routines. With over 1800 square feet of carefully curated living space, every corner of this home exudes warmth and sophistication. Step outside to discover your own private sanctuary. Whether you're sipping your morning coffee on the patio or hosting a summer barbecue in the spacious backyard, this outdoor oasis provides the perfect backdrop for creating cherished memories with loved ones. In a world where comfort and convenience are paramount, this exceptional property stands out as a beacon of luxury living. Don't miss your chance to experience the perfect blend of small-town charm and urban sophistication in Langdon's thriving community. Schedule your private viewing today and make this dream home yours

Inclusions:
 Property Listed By:

Hood Fan
Real Broker

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



LANDMARK WEST HOMES SPECIFICATIONS

EXTERIOR FINISHINGS	PLUMBING
<ul style="list-style-type: none"> Front steps: Wood with exterior metal railing (as per plan) Weying tile continuous around perimeter of basement walls and is covered with a maximum of 6" sealed rock Drapy profiling on exterior of basement foundation walls Downspout: width of the garage with bronze finish Sidewalk: poured from front step to driveway Stalls: dimensional lumber at 24" on center (as per plan) Every lot is soil tested 25 year laminated architecturally approved shingles Vinyl siding, Dutch lap or traditional in standard colors 	<ul style="list-style-type: none"> High efficiency hot water heater Drop in double bowl stainless steel sink in the kitchen as per design selection Kitchen faucet as per design selection Vanity sink, and faucet as per design selection White, comfort height, high efficiency toilet as per design selection Acrylic shaped tub and shower base with full height clear shower walls (as per plan) Shower base to the ledge Bathroom roughed in for 3 piece bathroom
DOORS AND WINDOWS	INSULATION AND DRYWALL
<ul style="list-style-type: none"> White, double pane, Low-E, argon filled, PVC coated windows throughout (exceptions as per plan) Treat exterior windows to have grills as specified by architectural controls Insulated fiberglass front exterior door Insulated fiberglass door from the garage to the house Garage door: 16" x 7' insulated door with 2 remote operators 	<ul style="list-style-type: none"> R30 blown-in cellulose insulation in ceilings R13 insulation in r/oped or vaulted ceilings R19 spray applied 2lb polyurethane foam under conditioned floor R20 fiberglass batt insulation in the basement walls R19 spray foam fire garage ceilings with living space above R22 batt insulation in walls above grade Insulation at stair foot walls
HEATING AND VENTILATION	INTERIOR FINISHINGS
<ul style="list-style-type: none"> High Efficiency heating system Heat recovery ventilator Humidifier Professional furnace and duct cleaning before possession White registers and cold air return grills 	<ul style="list-style-type: none"> 6 piece Energy Star appliance package included in stainless steel, with white washer/dryer Custom door styles from standard design selection, 42" high upper cabinets 24" deep cabinets above fridge Soft close drawers and cabinet doors Quartz on the kitchen counter-top, Quartz countertops in all bedrooms MDF shelving throughout 3mm polished plate glass mirror installed in the width of the vanity and 42" high 1 coat primer and 2 finish coats of paint Full height tiled walls above acrylic shower tubs and shower bases (as per plan) 22" over height vinyl shower doors on acrylic shower base Tile back-splash from the counter-top to the bottom of the kitchen cabinets Full bathrooms and second floor laundry areas have tile flooring (as per plan) Equipment floorboard flooring in the entire main floor (as per plan) Carpet with lifetime stain and soil protection, 8.5 underlay throughout Double sinks as per plan MDF baseboards in traditional or contemporary selections 9" ceiling height on main floor (some exceptions may apply) 9" foundation walls in basement Personalized design consultation to select interior finishes at our Design Studio (for per value visit) Baseboards 1" throughout home
SMART HOME FEATURES	WARRANTY
<ul style="list-style-type: none"> Smart windows with app control throughout (as per plan) 	<ul style="list-style-type: none"> 1 year complete builder warranty 2 year warranty on delivery and distribution systems 3 year warranty on building envelope 10 year warranty on structural