



THE
A-TEAM

**RE/MAX
FIRST**

36 BRIDGES Drive, Langdon T0J 1X0

MLS® #: **A2148617** Area: **Bridges of Langdon** Listing Date: **07/12/24** List Price: **\$929,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Langdon**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,417 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,428**
 Low Sqft:
 Ttl Sqft: **2,428**

DOM

66
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:
 Lot Feat: **Other,Rectangular Lot,See Remarks**
 Park Feat: **Quad or More Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	13`4" x 6`4"
Living Room	Main	11`6" x 8`4"
Kitchen	Main	14`9" x 8`8"
Bonus Room	Upper	21`5" x 14`2"

Room	Level	Dimensions
Office	Main	11`6" x 8`0"
Dining Room	Main	14`9" x 9`1"
Covered Porch	Main	12`0" x 8`1"
Bedroom - Primary	Upper	15`2" x 14`9"

Walk-In Closet	Upper	10`10" x 6`5"	5pc Bathroom	Upper	15`6" x 6`6"
Bedroom	Upper	11`5" x 10`7"	Bedroom	Upper	11`5" x 11`2"
Family Room	Main	18`1" x 14`9"	2pc Bathroom	Main	5`3" x 4`11"
Mud Room	Main	11`0" x 5`2"	Walk-In Closet	Upper	7`0" x 3`1"
4pc Bathroom	Upper	8`7" x 4`11"	Laundry	Upper	6`5" x 5`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **2310608**

Remarks

Pub Rmks: **Welcome to the picturesque community of Langdon, where small-town charm meets modern luxury in the prestigious Bridges development. This stunning 3-bedroom home, crafted by Kelly Kustom Homes, embodies sophistication and comfort from the moment you arrive. Upon approach, the distinctive architectural design with beautiful stonework and a rare 4-car garage sets this home apart. Enter through the grand foyer, graced with a vaulted ceiling, and ascend to the upper level where refined living awaits. A dedicated office off the front entrance provides an ideal space for a home-based business. The main floor impresses with 9-foot ceilings a soaring ceiling in the family room gives it the spacious feeling, creating an airy and expansive atmosphere. Gather in the spacious living room, warmed by a cozy fireplace, perfect for family gatherings. The adjacent gourmet kitchen features stainless steel appliances, exquisite cabinetry, a flush island, walk-in pantry, and a convenient mudroom leading to the expansive garage. An added delight is the BBQ deck off the kitchen, ideal for outdoor cooking, complemented by a large covered deck off the dining area for hosting gatherings. Completing the main floor is a 2-piece bathroom, enhancing the home's functionality. Upstairs, find a welcoming bonus room perfect for the kids haven allowing for everyones own space! The primary suite offers a serene retreat with ample space for furnishings, accompanied by a luxurious 5-piece ensuite featuring modern fixtures, a spacious walk-in shower, and a soaking tub. Two additional bedrooms provide generous space for family or guests. The basement, also with 9-foot ceilings, offers ample potential for customization to suit your needs. Energy efficiency is assured, with this builder ensuring comfort year-round. Outside, the future development of the Bridges promises scenic walking and biking trails with water features, alongside amenities such as brand new baseball diamonds and Langdon's renowned 18-hole golf course, "The Track." Escape the city hustle to embrace Langdon's tranquility and community spirit. Experience the pinnacle of luxury living in this Kelly Kustom Home, where every detail has been meticulously crafted for comfort and style. Don't miss this opportunity to make this exceptional residence your dream home. Call your trusted real estate professional today for a private viewing.**

Inclusions: **2000.00 allowance for washer and dryer**
 Property Listed By: **RE/MAX Real Estate (Central)**

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