



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: **\$899,900**  
 Status: **Pending** County: **Rocky View County** Change: **-\$30k, 17-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Langdon** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **2,428**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **6,417 sqft** Ttl Sqft: **2,428**  
 Lot Shape:

DOM

**162**  
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** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **Other** 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	Room	Level	Dimensions
Foyer	Main	13`4" x 6`4"	Office	Main	11`6" x 8`0"
Living Room	Main	11`6" x 8`4"	Dining Room	Main	14`9" x 9`1"
Kitchen	Main	14`9" x 8`8"	Covered Porch	Main	12`0" x 8`1"
Bonus Room	Upper	21`5" x 14`2"	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  
Mud Room  
4pc Bathroom

Main  
Main  
Upper

18`1" x 14`9"  
11`0" x 5`2"  
8`7" x 4`11"

2pc Bathroom  
Walk-In Closet  
Laundry

Main  
Upper  
Upper

5`3" x 4`11"  
7`0" x 3`1"  
6`5" x 5`1"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-1

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 everyone's 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:  
Property Listed By:

2000.00 allowance for washer and dryer  
RE/MAX Real Estate (Central)

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











