



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 NORTH BRIDGES Garden, Langdon T0J 1X3**

MLS®#: **A2154232**      Area: **NONE**      Listing Date: **08/12/24**      List Price: **\$999,900**  
 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: **3,022**  
 Lot Sz Ar: **5,915 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **3,022**

DOM

**37**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Few Trees,Gentle Sloping**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone,Stucco**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**      Flooring: **Carpet,See Remarks,Tile**  
    Water Source:  
    Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features,Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`0" x 9`0"	Flex Space	Main	10`3" x 11`0"
2pc Bathroom	Main		Pantry	Main	6`0" x 9`4"
Kitchen	Main	14`5" x 15`6"	Nook	Main	12`7" x 12`6"
Great Room	Main	12`0" x 15`6"	Bedroom	Second	10`0" x 12`1"
3pc Bathroom	Second	5`0" x 10`0"	Bedroom	Second	11`0" x 11`5"
Laundry	Second	5`8" x 8`6"	Walk-In Closet	Second	8`0" x 8`11"
4pc Ensuite bath	Second	10`5" x 12`9"	Bedroom - Primary	Second	13`10" x 14`5"
Bonus Room	Second	14`2" x 12`4"	3pc Bathroom	Second	5`0" x 9`1"
Bedroom	Second	9`2" x 12`1"	Walk-In Closet	Second	9`2" x 4`0"

