

43 NORTH BRIDGES Garden, Langdon TOJ 1X3

NONE 08/12/24 List Price: \$999,900 MLS®#: A2154232 Area: Listing

Status: **Active Rocky View County** Change: None Association: Fort McMurray County:



General Information

Prop Type: Residential Sub Type: Detached City/Town:

Lot Information

Lot Shape:

Year Built:

Lot Sz Ar:

Date:

Access:

Lot Feat: Park Feat:

Langdon

2024

5,915 sqft Ttl Sqft:

3.022

3,022

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

37

6 Ttl Park: 3 Garage Sz:

4 (4)

3.5 (3 1)

2 Storey

Utilities and Features

Triple Garage Attached

Roof: **Asphalt Shingle** Forced Air Heating:

Sewer:

Ext Feat: Other Construction:

Back Yard, Few Trees, Gentle Sloping

Composite Siding, Stone, Stucco

Finished Floor Area

Abv Saft:

Low Sqft:

Flooring:

Carpet, See Remarks, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

See Remarks Kitchen Appl:

Int Feat: **Built-in Features, Kitchen Island**

Utilities:

Room Information

Level Level Room Dimensions Room Dimensions 10`3" x 11`0" **Mud Room** Main 6'0" x 9'0" Flex Space Main 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** 10`0" x 12`1" Second 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" 5`0" x 9`1" 3pc Bathroom Second **Bedroom** Second 9`2" x 12`1" Walk-In Closet Second 9`2" x 4`0"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R1 Legal Desc: 2310610 Remarks Pub Rmks: OVER 3000 SQFT, 4 BEDS, 3.5 BATHS, 3 CAR OVERSIZED GARAGE, DECK, BALCONY - BASEMENT SEPARATE ENTRY - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a BUTLER PANTRY adds convenience. This floor is complete with DECK and BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a lack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by. The images, interior and exterior, shown are from two similar homes by the same builder. Home will be built as per plans in the supplements. BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (subject to city approval). As per builder spec Inclusions: Property Listed By: **Real Broker**

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