



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 NORTH BRIDGES Glen, Langdon T0J 1X3**

MLS® #: **A2154369** Area: **Bridges of Langdon** Listing Date: **08/12/24** List Price: **\$949,900**  
 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: **5,990 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,998**  
 Low Sqft:  
 Ttl Sqft: **2,998**

DOM

**100**  
Layout  
 Beds: **4 ( 4 )**  
 Baths: **3.5 ( 3 1 )**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz:

Access:

Lot Feat: **Few Trees,Lawn,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Quad or More Attached**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Carpet,See Remarks,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Kitchen Island,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	15`4" x 17`8"	Nook	Main	16`1" x 10`4"
Kitchen	Main	16`1" x 11`2"	2pc Bathroom	Main	8`0" x 5`0"
Foyer	Main	12`0" x 10`8"	Mud Room	Main	11`2" x 5`0"
Office	Main	13`7" x 12`1"	Bedroom - Primary	Second	13`3" x 14`4"
4pc Ensuite bath	Second	7`9" x 18`7"	Walk-In Closet	Second	9`4" x 7`0"
Laundry	Second	9`2" x 6`7"	Bedroom	Second	11`11" x 10`11"
3pc Bathroom	Second	5`0" x 9`6"	Bonus Room	Second	14`0" x 14`6"

**Bedroom  
Bedroom**

**Second  
Second**

**11`9" x 12`0"  
11`9" x 11`3"**

**3pc Bathroom**

**Second**

**5`0" x 12`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2310610**

Zoning:

**R1**

Remarks

Pub Rmks:

**ALMOST 3000 SQFT, QUAD OVERSIZED GARAGE! SEPARATE ENTRANCE, WALK-OUT BASEMENT! HIGH END FINISHING! This BRAND NEW HOME offers almost 3000 SQ FT of Quality Luxurious Living Space with 4 Bedrooms, 3.5 Bath and Attached QUAD Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (OPEN TO ABOVE) with fireplace and eating nook with access to your DECK. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances (as per builder spec) and BUTLER PANTRY! Make your way to the upper level where you will find a loft with access to your balcony, 3 well-sized Bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 4 PC ensuite and W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and also have DIRECT ACCESS to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home has easy access to schools, shopping, restaurants and more! The images, interior and exterior, shown are from two similar homes by the same builder. This home will be built as per the 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). Virtual tour is from a similar house.**

Inclusions:

Property Listed By:

**N/A**

**Real Broker**

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











