



THE
A-TEAM

**RE/MAX
FIRST**

14 NORTH BRIDGES Road, Langdon T0J 1X3

MLS® #: **A2164795** Area: **Bridges of Langdon** Listing Date: **09/18/24** 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**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **7,840 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,928**
 Low Sqft:
 Ttl Sqft: **2,928**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Lawn,Landscaped,Level,Street Lighting,Underground Sprinklers,Rectangular Lot**

Park Feat:

Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Quad or More Attached,Tandem,Triple Garage Attached

Utilities and Features

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

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`6" x 9`7"
Dining Room	Main	13`8" x 12`5"
Mud Room	Main	7`11" x 8`8"
Den	Main	8`11" x 10`1"
Bedroom	Upper	13`7" x 13`11"

Room	Level	Dimensions
Kitchen	Main	12`11" x 9`4"
Living Room	Main	13`5" x 17`9"
Pantry	Main	7`0" x 8`9"
Bedroom - Primary	Upper	12`7" x 13`11"
Bedroom	Upper	12`2" x 15`5"

Laundry
2pc Bathroom
4pc Ensuite bath

Upper
Main
Upper

5`9" x 7`9"

Bonus Room
4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Upper
Upper
Upper

13`5" x 17`7"

Title:
Fee Simple
Legal Desc:

Zoning:
HR - Hamlet Residential

2011558

Remarks

Pub Rmks:

Discover the charm of small-town living just 15 minutes east of Calgary with this stunning 2-storey estate property, designed to impress even the most discerning buyers. You will fall in love with this property the moment you pull up outside and see its curbside charm. This turnkey/ move-in ready home boasts an open floor plan and is brimming with high-end upgrades, making it the perfect family haven. Built as a Show Home in 2021, this home showcases meticulous craftsmanship and attention to detail. The bright, airy main living area with 10ft ceilings on the main floor is perfect for hosting family and friends, and the entire home is wired for sound, enhancing your entertainment experience. The gourmet kitchen is a chef's dream with custom cabinetry, built-in appliances, gas cooktop and striking wood accent beams, seamlessly complemented by a well-appointed butler's pantry with loads of storage and a built in bar fridge. Quartz countertops and stainless steel appliances complete this space. Just inside from the garage is the thoughtfully designed mudroom which features a built-in bench, accented with elegant wood details and recessed lighting. Upstairs, the bonus room will take your breath away with its tray ceiling, recessed lighting, and wood beam accents, creating a space that is both luxurious and cozy. Each secondary bedroom comes with its own full ensuite bath, giving your children or guests the ultimate privacy. The master suite is a true retreat, featuring a custom wood accent wall, a spa-like ensuite with an oversized, tiled shower, and a walk-in closet outfitted with custom built-in organizers. The basement boasts 9ft ceilings and is currently set up as a commercial-grade gym with rubber mat flooring and all the equipment you could need to stay in shape. The spacious 4-car fully drywalled, painted and heated garage is ideal for car enthusiasts or anyone who needs extra space for toys or a workshop. Large patio doors lead you out into the backyard to entertain family and friends on your new deck. Step outside to a fully fenced, landscaped backyard, complete with an irrigation system for easy maintenance. This property offers the perfect blend of small-town tranquility and luxurious, upgraded living. Walking distance to the Golf Course, Restaurants, the new High School, Baseball Diamonds, playgrounds and so much more. Schedule your showing today!

Inclusions:
Property Listed By:

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













