



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 NORTH BRIDGES Road, Langdon T0J 1X3**

MLS®#: **A2166898**

Area: **NONE**

Listing Date: **09/18/24**

List Price: **\$899,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,334**

Low Sqft:

Ttl Sqft: **2,334**

Lot Information

Lot Sz Ar: **7,405 sqft**

Lot Shape:

DOM

**1**

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Level,Rectangular Lot**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

**Composite Siding,Stone**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Range,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener**

Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Den	Main	11`7" x 9`1"
Foyer	Main	4`7" x 10`4"
Pantry	Main	4`1" x 4`11"
Living Room	Main	12`9" x 15`2"
Bedroom	Second	10`11" x 13`0"
4pc Bathroom	Second	4`11" x 8`5"

Room	Level	Dimensions
Mud Room	Main	11`5" x 8`1"
2pc Bathroom	Main	7`0" x 2`11"
Kitchen	Main	12`7" x 14`7"
Dining Room	Main	10`1" x 14`7"
Bedroom	Second	10`0" x 10`6"
Bedroom	Second	10`11" x 14`6"

Bedroom - Primary  
5pc Ensuite bath  
4pc Bathroom  
Bedroom

Second  
Second  
Basement  
Basement

14`9" x 14`7"  
12`8" x 14`8"  
8`4" x 4`11"  
12`0" x 9`11"

Walk-In Closet  
Storage  
Furnace/Utility Room  
Game Room

Second  
Basement  
Basement  
Basement

8`3" x 14`8"  
4`8" x 9`2"  
10`10" x 12`8"  
24`6" x 18`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2011558**

Zoning:  
**R1**

Remarks

Pub Rmks:

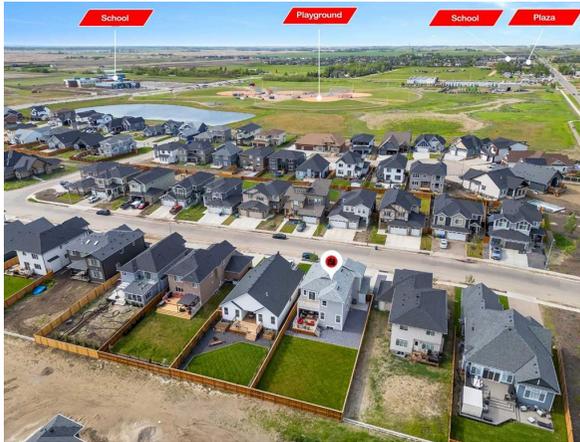
**Welcome to 15 North Bridges Road in Prestigious Bridges of Langdon. This meticulously maintained home with TONS OF UPGRADES is where Luxurious Living meets comfort. Situated on a 7300+ SQ FT LOT (LARGE LOT - 50FT BY 148FT) this home boasts 3100+ SQFT of livable space, 5 Beds & 3.5 Baths - FULLY FINISHED BASEMENT - CENTRAL A/C - ATTACHED TRIPLE GARAGE. As you enter, you are greeted by a vast foyer with double height ceiling leading to the warm Open Floor plan featuring a Family room with gas fireplace, Chef Kitchen with upgraded STAINLESS STEEL appliances, spacious dining area leading to a double sized deck with privacy wall, perfect for dining and entertaining, powder room and den/office. Upper level offers 4 beds, 2 full baths & a conveniently located laundry. The Primary Suite showcases a balcony, spacious WALK IN closet, 5 PC & a spa-like ensuite. Fully Finished Basement features a spacious rec room, bedroom, FULL bath and Ample Storage. ADDED BONUSES FOR THIS BEAUTIFUL FAMILY HOME INCLUDE: 9 FT CEILINGS ON MAIN - Reverse Osmosis (2 lines) - Water Softener - TANKLESS HOT WATER - Plumbing fixture upgrades throughout including Black granite sink and fixtures in kitchen - Quartz Bench in Ensuite Shower - Cartwright lighting upgrades - Woodworking cabinet upgrades (pot drawers in kitchen, drawers in primary ensuite, garbage and recycling drawers in kitchen, spice cabinet) - Fireplace Tile & Finishing Upgrade - Quality Stainless Steel Appliances | EXTERIOR UPGRADES INCLUDE: FRONT AND BACK LANDSCAPING - FULLY FENCED (PRESSURE TREATED) - Oversized 21 FT X 15 FT Backyard Deck with Outdoor Ceiling Fan & Privacy Wall - Outdoor Ceiling fan (deck) - Concrete sidewalk from driveway leading to the back yard on East side of the home and 5 FT x 7 FT Concrete pad at garage man door. THIS IS AN EXTENSIVELY UPGRADED HOME ON AN AMAZING LOT IN AN UPCOMING NEIGHBORHOOD!**

Inclusions:  
Property Listed By:

**Water - Reverse Osmosis  
Real Broker**

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

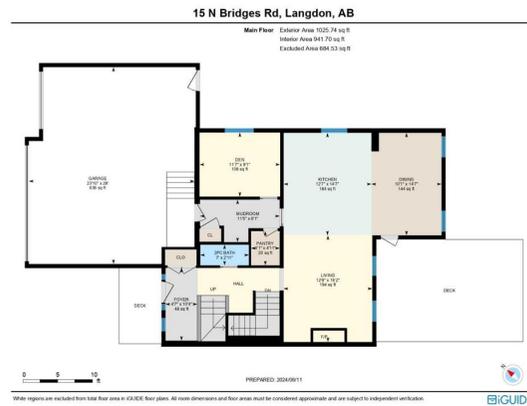




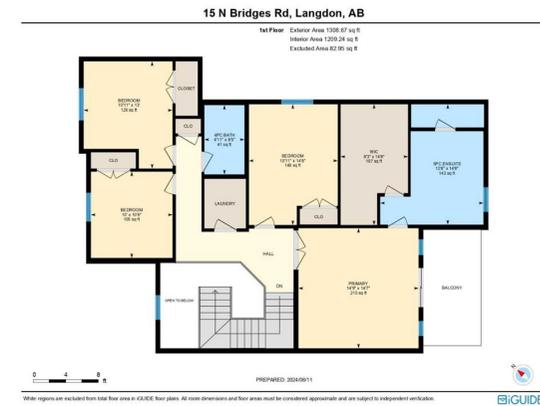








Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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15 N Bridges Rd, Langdon, AB

Basement (Below Grade) Estimator Area 920.73 sq ft  
Builder Area 841.28 sq ft



PREPARED: 2024/06/11



Walls regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

