



THE
A-TEAM

**RE/MAX
FIRST**

43 NORTH BRIDGES Garden, Langdon T0J 1X3

MLS®#: **A2180183** Area: **Bridges of Langdon** Listing Date: **11/19/24** 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 Information
 Lot Sz Ar: **5,915 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **3,022**

DOM

2
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:
 Heating: **Forced Air** **Composite Siding,Stone,Stucco**
 Sewer: Flooring:
 Ext Feat: **Other** **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
Bedroom**

**Second
Second**

**14`2" x 12`4"
9`2" x 12`1"**

**3pc Bathroom
Walk-In Closet**
Legal/Tax/Financial

**Second
Second**

**5`0" x 9`1"
9`2" x 4`0"**

Title:
Fee Simple
Legal Desc:

2310610

Zoning:
R1

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 Jack 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). - Video is from a similar property - Landscaping will be done.

Inclusions:
Property Listed By:

**As per builder spec
Real Broker**

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











