



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 Low Sqft:
 Lot Sz Ar: **5,915 sqft** Ttl Sqft: **3,022**
 Lot Shape:

DOM

74
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. BASEMENT IS UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (subject to city approval). Landscaping will be done.**

Inclusions: **As per builder spec**
Property Listed By: **Real Broker**

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











