



THE
A-TEAM

**RE/MAX
FIRST**

22 NORTH BRIDGES Landing, Langdon T0J 1X3

MLS®#: **A2181645** Area: **Bridges of Langdon** Listing Date: **11/29/24** List Price: **\$819,900**
 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: **2,965**
 Lot Information Low Sqft:
 Lot Sz Ar: **8,215 sqft** Ttl Sqft: **2,965**
 Lot Shape:

DOM

22
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: **None** Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator**
 Int Feat: **Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 9`1"	Bedroom	Main	10`5" x 9`0"
Breakfast Nook	Main	11`7" x 9`1"	Dining Room	Main	10`6" x 10`3"
Foyer	Main	10`5" x 9`3"	Kitchen	Main	16`8" x 14`8"
Living Room	Main	15`6" x 14`6"	Mud Room	Main	8`2" x 7`9"
Spice Kitchen	Main	5`9" x 11`5"	4pc Bathroom	Upper	8`7" x 5`1"
4pc Ensuite bath	Upper	8`7" x 5`1"	5pc Ensuite bath	Upper	15`6" x 8`11"
Bedroom	Upper	14`4" x 12`1"	Bedroom	Upper	12`0" x 12`0"

Bedroom	Upper	14`8" x 12`7"	Bonus Room	Upper	19`9" x 16`2"
Laundry	Upper	8`6" x 5`8"	Bedroom - Primary	Upper	15`1" x 19`5"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	2310608
Remarks	

Pub Rmks: **Welcome to this spacious 2,965 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Walking distance to the Children's Park, this property offers both convenience and tranquility. As you step inside, you're greeted by a grand open-to-below foyer, setting the tone for the elegance that awaits within. The main floor boasts versatility with an office/bedroom option, complemented by a full washroom featuring a standing shower. The heart of the home is the double gourmet kitchen, complete with built-in appliances and quartz countertops, accompanied by a walk-through Spice Kitchen with Gas Stove. Entertaining is a breeze with both a dining room and a breakfast nook, perfect for hosting gatherings of any size. Relax in the cozy living room, warmed by a gas fireplace, or step outside onto the deck and enjoy the expansive backyard, ideal for summer barbecues and outdoor activities. Upstairs, the luxurious primary bedroom awaits, featuring a five-piece ensuite and a generously sized walk-in closet. Additional bedrooms include one with its own ensuite and two sharing a main bath, ensuring comfort and convenience for the whole family. The spacious loft provides additional living space, perfect for a play area, upstairs living room or home office. Completing the upper level is a convenient laundry room with cabinetry and a sink for hand wash. Situated just 15 minutes away from Calgary city limit, this property offers exceptional value for its price. Don't miss out on the opportunity to make this house your home. Contact your favorite realtor today to book a showing.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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













