



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 NORTH BRIDGES Glen, Langdon T0J 1X3**

MLS®#: **A2182603** Area: **Bridges of Langdon** Listing Date: **12/06/24** List Price: **\$949,900**  
 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: **3,029**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **5,990 sqft** Ttl Sqft: **3,029**  
 Lot Shape:

DOM

**47**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **8**  
 Garage Sz:

Access:

Lot Feat: **Interior Lot, Rectangular Lot**  
 Park Feat: **Quad or More Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**  
 Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`3" x 12`0"	2pc Bathroom	Main	7`10" x 4`11"
Family Room	Main	18`0" x 17`4"	Dining Room	Main	13`6" x 10`6"
Kitchen	Main	16`2" x 10`11"	Bedroom	Upper	11`9" x 13`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	11`7" x 14`6"
Bonus Room	Upper	13`11" x 14`3"	Bedroom	Upper	11`11" x 10`10"
4pc Bathroom	Upper	4`11" x 9`3"	Laundry	Upper	8`1" x 6`9"
Bedroom - Primary	Upper	13`2" x 14`3"	5pc Ensuite bath	Upper	8`6" x 25`0"

Title: **Fee Simple**  
Legal Desc: **2310610**  
Zoning: **R1**

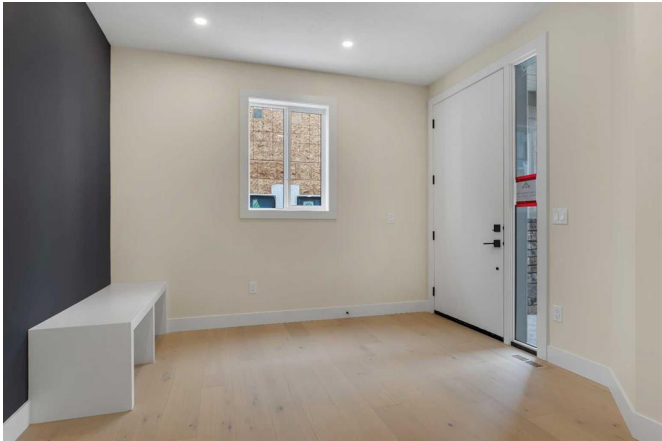
Remarks

Pub Rmks: **OVERSIZED QUAD GARAGE - WALK-OUT BASEMENT - 3000+ SQ FT WITH HIGH END FINISHING! This BRAND NEW HOME offers 4 Bedrooms, 3.5 Bath with Attached QUAD Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (OPEN TO BELOW) with fireplace and eating nook with access to your DECK. The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances and BUTLER PANTRY! Make your way to the upper level where you will find a bonus room, 4 well-sized Bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 5 PC ensuite and spacious W.I.C! Another thing to note is that 3 out of 4 bedrooms have a W.I.C and also have DIRECT ACCESS to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home has easy access to schools, shopping, restaurants and more! BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL COST - ILLEGAL/LEGAL SUITE (Subject to city approval).**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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







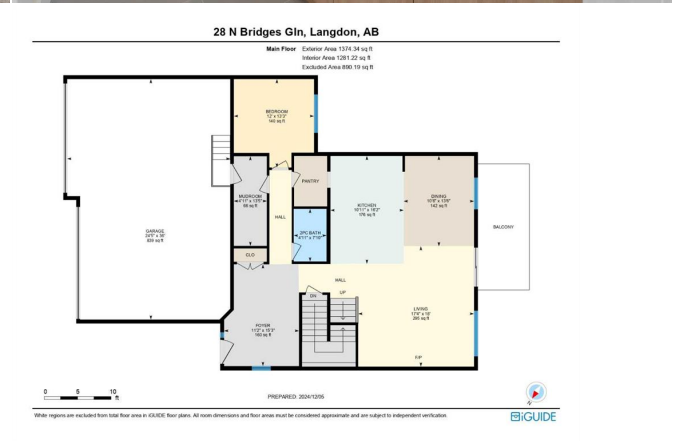












28 N Bridges Gin, Langdon, AB

1st Floor Exterior Area 1959.91 sq ft  
Interior Area 1962.47 sq ft  
Excluded Area 172.97 sq ft



PREPARED 2024/12/05



Water 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.