



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**61 North Bridges Bay SW
Langdon, Alberta**

MLS # A2224823



\$749,500

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,836 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Wow! NEW IMPROVED PRICING!! Stunning new almost 1850sq ft on main floor, (3700sq ft total) bungalow in "Bridges of Langdon". Situated on a HUGE pie lot backing onto GREENSPACE! This stunning home features TRIPLE CAR GARAGE, VAULTED ceilings, warm vinyl plank flooring, and a chef's DREAM kitchen with QUARTZ counters, stainless appliances, and an EXTRA LARGE ISLAND! The spacious layout includes a private master retreat with vaulted ceilings, spa-like ensuite & walk in closet! The 2nd bedroom has large walk in and situated next to the family bathroom for convenience. There is a good sized laundry room with sink and mudroom. Enjoy quiet cul-de-sac living JUST 10 mins to Stoney Trail with school bus service nearby. The new high school is steps away! Enjoy country living with only a short commute to the city!