



GRASSROOTS
REALTY GROUP

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**47 North Bridges Garden
Langdon, Alberta**

MLS # A2240159



\$918,800

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,191 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

TRIPLE ATTACHED GARAGE!! OVER 3100+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! A spacious foyer welcomes you into an open-concept main floor, where you'll find a private office (can be used as bedroom), a cozy family room with fireplace and a bright breakfast nook. The chef-inspired kitchen features an oversized island and a BUTLER PANTRY. 2PC Bath on the same floor. Upstairs offers the perfect family layout with a bonus room, 4 generously sized bedrooms and 3 full bathrooms. The primary suite is a true retreat with a large 5-piece ensuite and walk-in closet. Of the remaining bedrooms, 3 have walk-in closets, and 2 share a Jack & Jill bathroom—each with direct access to a washroom, adding comfort and privacy for everyone. Laundry on the upper floor. Basement has separate entrance. This home blends elegance and practicality in all the right ways. Don't miss it! Options to finish the basement at additional cost. BE THE FIRST TO ENJOY EVERYTHING THIS BRAND NEW HOME HAS TO OFFER. CONTACT YOUR FAVOURITE REALTOR TODAY!!