



GRASSROOTS
REALTY GROUP

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4 North Bridges Glen Langdon, Alberta

MLS # A2243350



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,032 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

CORNER LOT!! HOME FACING PARK & GREEN SPACE!! 3000+ SQFT, 4 BEDS, 3.5 BATHS, 3 CAR OVERSIZED GARAGE, 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 completes 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. BUILDER IS OFFERING 50% DISCOUNT ON BASEMENT DEVELOPMENT (ORIGINALLY AT \$80K) ONLY AT \$40K WITH 2 BEDROOMS, REC ROOM & 4PC BATH - FINISHINGS MATCHING THE ABOVE-GRADE LEVEL!!