



GRASSROOTS
REALTY GROUP

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**33 North Bridges Landing
Langdon, Alberta**

MLS # A2246362



\$999,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,570 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

view this exquisite new build by the renowned Green Cedar Homes, where craftsmanship, comfort, and elevated design come together in perfect harmony. Nestled in the sought-after community of Langdon, this walk-out bungalow offers over 3,000 sq ft of luxurious living space with no compromise on quality or style. From the moment you step inside, you’re greeted by the warmth of rich hardwood flooring and the timeless elegance of quartz countertops throughout the home. The open-concept kitchen is a culinary dream, complete with a spacious island, upgraded cabinetry, and modern stainless steel appliances, ideal for hosting or simply enjoying family meals. The main floor offers an airy, light-filled layout with 3 generously sized bedrooms, including a serene primary suite featuring a walk-in closet and a spa-inspired 5-piece ensuite. A full bath, large mudroom, and a beautifully appointed living and dining area round out the main level, flowing seamlessly onto your private deck with tranquil views. Downstairs, the fully finished walk-out basement provides two additional bedrooms, a 4-piece bath, an oversized recreation room, and a cozy family room—perfect for multi-generational living, entertaining, or future income potential. With a massive attached 27’ x 25’ garage, upgraded finishes throughout, and thoughtful attention to every detail, this is more than just a home—it’s a lifestyle upgrade.