



GRASSROOTS
REALTY GROUP

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**54 North Bridges Road
Langdon, Alberta**

MLS # A2247407



\$759,500

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,893 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Absolutely gorgeous executive bungalow in the sought-after community of 'Bridges of Langdon'! This home boasts a triple garage, soaring vaulted ceilings, and beautiful smooth flooring throughout. The dream kitchen features quartz counters, you'll love the colour, a spacious sit-up island with seating for 4-5, don't forget the huge walk-in pantry. The bright living room showcases sleek architectural shelving and a modern fireplace, windows and patio doors lead you to a lovely private deck. The dining area is filled with natural light and a fantastic spot for entertaining. The vaulted master retreat offers a large window, spa-inspired 5-pc ensuite, and walk-in closet. A versatile second bedroom or office, full bath, and laundry room complete the main floor. Stylish, functional, and move-in ready! Get away and live in tranquility, with only a 10 minute drive to Stoney Trail! Close to schools, shopping and all your families needs!