



GRASSROOTS
REALTY GROUP

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

MLS # A2248184



\$915,000

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,208 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

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

Executive family home nestled on a quiet cul-de-sac, this stunning property offers over 3,200 sq. ft. above grade with 4 BEDROOMS and 3 BATHROOMS on the UPPER LEVEL! A grand, open-to-above entry sets the tone, leading to a main floor with soaring ceilings, gorgeous flooring, and abundant natural light. The chef's kitchen features a 6-seat island, quartz counters, soft-close cabinetry, and a walk-through pantry. The bright dining area and spacious living room—with sleek fireplace—flow seamlessly to the deck and expansive pie-shaped backyard. A versatile den/office/formal dining room and powder room complete the main level. Upstairs, the airy bonus room is perfect for family time. The primary suite boasts a walk-in closet, spa-inspired 5-piece ensuite, and direct access to the laundry room. Three additional bedrooms (including one with ensuite) plus a family bath round out the level. The triple garage easily fits vehicles and toys. Close to schools (including the new high school), shopping, golf, baseball, and tennis—just 10 minutes to Stoney Trail. This is luxury living, redefined.