



GRASSROOTS
REALTY GROUP

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

MLS # A2258354



\$999,999

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,893 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	HR - Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Luxury Living BACKING ONTO A POND!! Over 4,000 Sq. Ft. of elegance. Experience refined living in this stunning CUSTOM-BUILT two-storey WALKOUT, offering more than 4,000 sq. ft. of beautifully finished space. Perfectly positioned on a landscaped lot backing onto a serene pond and future walking path, this home blends timeless elegance, modern convenience, and everyday comfort. From the moment you step inside the grand foyer, the attention to detail is undeniable. Soaring 9-foot ceilings, rich ENGINEERED HARDWOOD, and exquisite wainscoting create a warm yet sophisticated welcome. A sun-filled front office with oversized windows provides the perfect setting for work or study. At the heart of the home lies the GOURMET KITCHEN, a true chef's dream with premium STAINLESS STEEL appliances, including a 6-burner GAS RANGE, built-in wall oven, and microwave. Full-height soft-close cabinetry, QUARTZ countertops, a stone backsplash, and a massive centre island elevate the space, while the DEDICATED COFFEE BAR with sink and expansive walkthrough pantry add both style and function. The elegant dining area easily seats eight or more, flowing seamlessly into the inviting living room, where a STRIKING GAS FIREPLACE is framed by floor-to-ceiling windows showcasing tranquil pond views. The main level is completed with a stylish powder room, spacious mudroom with custom lockers, and a functional walkthrough pantry that ties it all together. Upstairs, a HARDWOOD STAIRCASE leads to a cozy bonus room—ideal for family movie nights. The luxurious primary suite is a true retreat, featuring peaceful pond views, oversized windows, and a spa-inspired 5-piece ensuite with QUARTZ vanities, a corner soaker tub, tiled shower, dual sinks, and a custom walk-in closet. Two additional bedrooms complete this

level—one with a private ensuite and walk-in closet, the other with access to a full bathroom. The fully developed WALKOUT BASEMENT offers exceptional versatility, with two more bedrooms, a large recreation area, flex space, and a full 4-piece bath—perfect for teens, guests, or extended family. Step out to your private backyard oasis, complete with a covered patio and lush landscaping, and soak in the views of the pond and green space beyond. Additional features include DUAL high-efficiency furnaces, TWO central A/C for both floors, and a spacious TRIPLE GARAGE, ensuring year-round comfort and convenience. This remarkable property truly has it all—style, space, and an unbeatable location. Don't miss your chance to make it yours.