



GRASSROOTS
REALTY GROUP

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48 Bridges Drive
Langdon, Alberta

MLS # A2259270



\$799,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,151 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Discover this stunning triple garage home located on a spacious corner lot in the charming community of Bridges of Langdon in Langdon, Alberta—perfectly positioned close to a playground. Offering over 3,150 square feet of meticulously designed living space, this brand-new, fully upgraded home combines luxury, comfort, and functionality. Step into the grand open-to-below living room that sets an impressive tone, leading to a cozy family room complete with a gas fireplace. The main floor also features a bedroom and a full 3-piece bathroom, ideal for guests or multi-generational living. The heart of the home is a fully upgraded kitchen with built-in stainless steel appliances, quartz countertops, a large island, and a separate spice kitchen equipped with a gas stove—perfect for culinary enthusiasts. Adjacent to the kitchen is a bright dining area that opens onto a west-facing deck with a BBQ gas line for easy outdoor entertaining. Premium finishes are found throughout, including luxury vinyl plank flooring on the main level, upgraded carpet and tile upstairs, knockdown ceilings, pot lights, and elegant railings. Upstairs, two spacious primary bedrooms each offer their own private ensuite—one with a luxurious 5-piece layout, the other with a sleek 3-piece design—alongside a generous bonus room, two additional bedrooms, a shared full bath, and a convenient laundry room. With its thoughtful layout, upscale finishes, and unbeatable location, this exceptional home offers the perfect blend of style and practicality for modern family living.