



**GRASSROOTS**  
REALTY GROUP

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**82 North Bridges Road SW  
Langdon, Alberta**

**MLS # A2261822**



**\$1,099,900**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,329 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, Gas Cooktop x 2, Range Hood Fan x 2, Built-in Microwave, Built-in Oven, Built-in Dishwasher, Washer, Dryer, LG Laundry Steam Closet, Garage Motor x 2, Garage Remotes x 3

The moment you arrive, this home presents a striking first impression—with its exposed-concrete driveway, stairs and porch, the yard is fully landscaped and the underground sprinkler system is WiFi-connected, ensuring effortless curb appeal. The TRIPLE ATTACHED GARAGE is ideal for all the toys, adding to the sense of scale and functionality to this grand home. Step through the entry into the main level, where SOARING 9-FOOT CEILINGS and a thoughtful design greet you. A LUXURIOUS GAS FIREPLACE is set between the built-in side shelves which brings warmth to the living room. The living room flows naturally into a large formal dining space that connects out to the backyard deck. The heart of the home is its dream kitchen—anchored by a massive island, rich cabinetry, and a large SPICE KITCHEN with walk-in pantry. A versatile flex room gives you room for a home office or play area, and a full bathroom lends everyday convenience to the level. Throughout the home, motorized blinds offer elegant control of light and privacy, while tall 8-foot doors trimmed in bold black handles and hinges add architectural drama. Underfoot, luxury vinyl flooring runs seamlessly across the entire level, anchored by 5-inch baseboards and 5-inch header trims. On the upper level, you’ll discover four generous bedrooms and a thoughtful layout for practicality and comfort. The primary suite is a sanctuary, with a large walk-in closet and spa-inspired 5-piece ensuite, complete with premium finishes. One secondary bedroom enjoys its own 4-piece ensuite, while the other two bedrooms share a beautifully appointed 4-piece bath. A bonus room opens to its own balcony, offering a quiet retreat or reading nook. The upper floor also features an expanded laundry room equipped with a sink and steam closet to make chores easier—and all washrooms are

enhanced with upgraded gold faucets, shower heads, and lighting fixtures. Quartz countertops and stylish shaker-style cabinetry carry through here and throughout the home for continuity of quality and finish. Descend to the fully finished walk-up basement, complete with a separate entry and concrete steps to the backyard. Here, you'll find two bedrooms, a den (convertible to a third bedroom), a wet bar area and a full 4-piece bathroom. A spacious recreation room and wet-bar area make this ideal for entertaining, relaxing, or even accommodating extended family. A second future laundry station provides complete independence from the rest of the home. Backyard is fully fenced, landscaped with irrigation and is the perfect place to gather with friends and family. With every detail considered—from exterior presence through interior elegance and flexible living spaces—this almost new Langdon home offers a rare combination of scale, design, and livability. Contact us today to schedule your private showing.