



**37 North Bridges Landing
Langdon, Alberta**

MLS # A2261871



\$894,500

| | | | |
|------------------|---|---------------|------------------|
| Division: | Bridges of Langdon | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,226 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Off Street, Triple Garage Attached | | |
| Lot Size: | 0.29 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind | | |

| | | | |
|--------------------|---------------------------|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: None

This spectacular luxury 4 bedroom (upper) executive home sits on a HUGE 0.29 ACRE lot - complete with a WALK OUT basement and a WRAPAROUND PORCH that instantly charms. Step inside to find gorgeous vinyl plank flooring, a chef's kitchen with beautiful oatmeal cabinetry, QUARTZ counters, a large island, and a corner PANTRY. The soaring OPEN-TO-ABOVE living room fills with natural light and features a sleek FIREPLACE while the dining area overlooks your expansive backyard. A main-floor bedroom with walk-in closet—perfect for guests, multi-generational living, or a private office—adds thoughtful flexibility. Upstairs, a stunning bonus room with built-in bookcase sets the tone for family living. The primary retreat is a true haven with a luxurious ENSUITE featuring a freestanding tub, walk-in shower, and large walk-in closet. Two additional bedrooms, a stylish family bath, and an UPPER laundry room complete the level. The walkout basement awaits your vision, with patio doors opening to a huge yard that stretches wide around the home. All this, just 10 minutes to Stoney Trail, with golf, shopping, schools (including a brand-new high school just 5 minutes walk away!), and every amenity at your fingertips. Experience the perfect blend of elegance, space, and lifestyle—your new home awaits!