



GRASSROOTS
REALTY GROUP

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**37 North Bridges Landing
Langdon, Alberta**

MLS # A2261871



\$899,500

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, Unfinished, Walk-Out To Grade	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		

Welcome to this spectacular 4 bedroom executive home 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 a 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!