



GRASSROOTS
REALTY GROUP

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60 Bridges Drive
Langdon, Alberta

MLS # A2269466



\$645,000

Division:	Bridges of Langdon		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,150 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Bridges of Langdon, where style, functionality, and modern living converge in this 4-bedroom, 3-bathroom half-duplex by Green Cedar Homes. With 2,100 sq ft of thoughtfully designed space, this home delivers everything today's buyers are looking for—luxury finishes, smart layouts, and family-friendly design. The exterior impresses with clean lines and a double attached garage, which joins seamlessly with the neighboring duplex. Inside, the open-concept main floor is bright and inviting, anchored by a chef-inspired kitchen with premium cabinetry and a central island perfect for entertaining or everyday living. The living and dining areas flow effortlessly, creating a functional space for family time, gatherings, or cozy nights at home. A main-floor bedroom adds versatility for guests, a home office, or multigenerational living, while the upper floor hosts three additional bedrooms, including a primary suite with a walk-in closet and spa-inspired ensuite. The layout is designed for comfort, privacy, and ease of living. Located in the growing Bridges of Langdon community, this home offers access to scenic trails, green spaces, and small-town charm while remaining just a short drive from Calgary amenities.