



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**35 North Bridges Glen
Langdon, Alberta**

MLS # A2274359



\$998,800

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,444 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions:	Range Hood x2
--------------------	---------------

BRAND NEW HOME!! HUGE LOT (6417.98 SQFT)!! EXTRA-WIDE LOT (60FT FRONTAGE)!! QUAD ATTACHED GARAGE!! SEPARATE ENTRANCE TO BASEMENT!! 3400+ SQFT OF LUXURY LIVING!! 5 BED!! 3.5 BATH!! Welcome to a home that blends comfort, design, and functionality in one perfect package. Step into the bright main floor featuring a spacious living area with a modern gas fireplace, a dining space with access to the backyard deck, and a stunning kitchen complete with a HUGE ISLAND, full-height cabinetry, premium built-ins, and a fully equipped SPICE KITCHEN. A versatile main-floor den and a stylish 2-piece bath complete this level. Upstairs offers 4 LARGE BEDROOMS & 3 FULL BATHS. The PRIMARY BEDROOM impresses with a generous walk-in closet and a luxurious 6-PC ENSUITE. Another bedroom features its own walk-in closet and nearby 4-pc bath. The remaining two bedrooms share a convenient JACK & JILL 4-PC BATH. Upper-floor laundry and a cozy family area and an OPEN-TO-BELOW view overlooking the main living room — make this level both practical and picturesque. The SEPARATE ENTRANCE TO THE BASEMENT offers incredible future potential. And the QUAD ATTACHED GARAGE provides unmatched parking and storage space for all your needs. A home built with elegance, space, and intention — Live your dream life here, without hesitation.