



GRASSROOTS
REALTY GROUP

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107 North Bridges Garden
Langdon, Alberta

MLS # A2278213



\$869,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,991 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 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	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD IN NORTH BRIDGES!! NEXT TO WALK PATH!! TRIPLE ATTACHED GARAGE!! SEPARATE BASEMENT ENTRANCE!! 2,990+ SQ FT OF LIVING SPACE!! 5 BEDROOM 3.5 BATH!! Welcome to this stunning brand-new home in the highly sought-after North Bridges of Langdon, designed for luxury living, functionality, and modern family life. With nearly 3,000 sq ft of living space, this 5 bedroom, 3.5 bathroom home offers an exceptional layout that stands out in today's market. The main floor features a FULL BEDROOM, along with a bright and open living area highlighted by a fireplace and large windows. The chef-inspired kitchen offers a central island, built-in features, extensive cabinetry, and flows seamlessly into the dining area. A convenient 2-piece bath completes the main level. Upstairs, you'll find FOUR spacious bedrooms including a luxurious primary retreat with a 5PC ensuite and walk-in closet. One additional bedroom includes its own walk-in closet, while two bedrooms share a Jack & Jill 4PC bath, offering both privacy and convenience. A second 4PC bath and a large family area complete the upper floor. The open-to-below design overlooks the living room, adding a dramatic and elegant touch to the home. The property also features a SEPARATE ENTRANCE TO THE BASEMENT. Outside, enjoy the TRIPLE ATTACHED GARAGE and a prime location next to a walk path, perfect for families and outdoor enthusiasts. If you're searching for a new build 5 bedroom home in Langdon with a triple garage, this home delivers space, style, and long-term value in one of Langdon's fastest-growing communities. DON'T MISS THIS INCREDIBLE OPPORTUNITY IN NORTH BRIDGES — BOOK YOUR SHOWING TODAY!!

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