



**27 Bridges Drive
Langdon, Alberta**

MLS # A2281647



\$800,000

Division: Bridges of Langdon

Type: Residential/House

Style: 2 Storey

Size: 2,479 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 3

Garage: Triple Garage Attached

Lot Size: 0.18 Acre

Lot Feat: Back Yard, Rectangular Lot, Views

Heating: Forced Air, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: In-ceiling Speakers

This could be the home you've been waiting for. Welcome to 27 Bridges Drive, located in the desirable community of The Bridges of Langdon, ideally positioned between the brand-new high school and The Track Golf Course in Boulder Creek Estates. This beautiful two-storey home is set on a quiet street directly across from green space and a children's park, offering an exceptional location for families. From the moment you arrive, you'll appreciate the attractive curb appeal and the triple attached garage. Step inside to a spacious front entry, where a generous den or flex room with large west-facing windows provides the perfect space for a home office or study. The kitchen is filled with natural light, highlighting the crisp white cabinetry, quartz countertops, stainless steel appliances, and soft-close drawers. Just off the main kitchen is a highly functional spice kitchen complete with a second gas stove, range hood, and dishwasher, ideal for everyday cooking or entertaining. The dining area opens onto the rear deck, making it perfect for hosting family and friends, while the large living room with a gas fireplace creates a warm and inviting space for cooler winter evenings. The main level is completed by a three-piece bathroom and a well-designed mudroom with direct access to the garage. Vinyl plank flooring leads you upstairs to a bright bonus room featuring in-ceiling speakers and west-facing windows overlooking the park, allowing you to keep an eye on the kids at play. The primary bedroom offers a private retreat with a spacious walk-in closet and a five-piece ensuite. Two additional large bedrooms, a four-piece bathroom, and a practical laundry room with sink complete the upper level. The basement remains unfinished, offering an open layout with large windows and excellent potential for future development. The backyard is ready for your

personal touches. Book your private viewing today and experience everything this exceptional Langdon home has to offer your family!