



**138 North Bridges Garden  
Langdon, Alberta**

**MLS # A2282165**



**\$965,000**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,380 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

NEW BUILD IN BRIDGES OF LANGDON!! HUGE LOT (6199 SQFT)!! QUAD ATTACHED GARAGE!! HUGE BACKYARD!! SPICE KITCHEN/BUTLER'S PANTRY!! SIDE ENTRANCE TO BASEMENT!! ALMOST 3400 SQFT OF LIVING AREA!! 5 BEDROOMS!! 3.5 BATHROOMS!! Welcome to this spacious and beautifully designed home offering modern finishes and a functional layout. The main floor features a bright living room with a cozy fireplace, a dining area with access to the backyard deck, and a stylish kitchen complete with a large island and pantry. A convenient main floor bedroom and 2PC bath add flexibility for guests or a home office. Heading upstairs, you'll find four generously sized bedrooms including the primary bedroom with a luxurious 5PC ensuite. Two additional bedrooms share a Jack & Jill 4PC bathroom, while the fourth bedroom is served by another 4PC bath. The upper level also features a bonus room, perfect for relaxing or entertaining, along with laundry conveniently located on the same floor. Basement has SIDE ENTRANCE and BIG WINDOWS!! Perfect for growing families, this home offers plenty of space inside and out. A fantastic opportunity to own a brand-new home in the desirable community of Bridges of Langdon.