



**8 North Bridges Glen  
Langdon, Alberta**

**MLS # A2283122**



**\$979,999**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,300 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 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>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**NEW BUILD IN NORTH BRIDGES!! FRONTING ONTO GREEN SPACE!! MAIN FLOOR BEDROOM + FULL BATH!! TRIPLE ATTACHED GARAGE!! 5 BED 4 BATH!!** Welcome to this stunning brand-new home in the sought-after community of North Bridges! Step inside to a bright, open main floor featuring a spacious living area with gas fireplace, a formal dining space, and a cozy breakfast nook with access to the backyard deck. The chef-inspired kitchen offers a large island, butler's pantry, and plenty of cabinet space for entertaining and everyday living. A main floor bedroom and full 4-pc bath add flexibility. Upstairs, you'll find four generously sized bedrooms, including a beautiful primary retreat with walk-in closet and spa-like 5-pc ensuite. Two bedrooms are connected by a Jack & Jill 4-pc bath, while the fourth bedroom has its own 4-pc bath nearby. The upper level also features a spacious bonus room, convenient upper-floor laundry, and an impressive open-to-below design. Triple attached garage, functional layout, and a prime North Bridges location close to everyday amenities — this home checks every box for space, comfort, and modern living. **DON'T MISS YOUR CHANCE TO OWN THIS BRAND-NEW HOME IN NORTH BRIDGES — BOOK YOUR SHOWING TODAY!!**