



**107 North Bridges Garden  
Langdon, Alberta**

**MLS # A2288969**



**\$849,900**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,991 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; BOOK YOUR SHOWING TODAY!!**