



**30 Bridges Way
Langdon, Alberta**

MLS # A2292605



\$779,900

Division:	Bridges of Langdon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Bridges of Langdon is growing with Phase 4 now underway! Incredible opportunities await with ready-to-build lots & floor plans, and pricing to fit all budgets. Whether just getting started, looking for more space or simplifying your lifestyle, we have something for you! // WELCOME TO THE "OLIVE" AT 30 BRIDGES WAY. A fully, developed Bungalow with attached, Triple Car Garage! Offering 4 Bedrooms + 3 Full Baths and "Ceilings on both the Main & Lower Level. Step inside the welcoming Front Entry and experience Main Floor living at its best. Luxury vinyl plank flooring throughout keeps the entire space light, bright and open. The Kitchen boasts a centre Island, quartz countertops, walk-in Pantry & Stainless Steel Appliance Package to include an upgraded Gas Stove, Range Hood and built-in Microwave. Easily entertain family & friends in the adjacent Dining Room & Living Room (with Fireplace) while hosting Backyard BBQ's on the Deck. The Primary Retreat is outfitted with a Walk-In Closet and 4-Piece Ensuite featuring dual sinks, built-in Make-Up Vanity, separate Toilet Room & Walk-In Shower. Additionally down the hall is Bedroom #2, another 4-Piece Main Bath & spacious Mud Room/Laundry Room with direct access to the attached, Triple Car Garage measuring in length 20'6" (single bay) and 22'8" (double bay) x 29'6" in width. The fully developed Basement offers "Ceilings, a REC/Family Room, Bedrooms #3 & #4, another full Bathroom, and large Storage/Mechanical Room with Tankless Hot Water Heater. Additional features of the home include: Triple Pane Windows, " Back Deck with gas BBQ hook-up, rough-ins for a future Basement Wet Bar, quartz countertops throughout & an attached Triple Car Garage. Bridges of Langdon is a thoughtfully planned,

family-oriented community located just east of Calgary. Designed to blend small-town charm with modern living, the neighbourhood features spacious homes and a network of parks, scenic pathways and water features that encourage an active, outdoor lifestyle. A peaceful place for families to put down roots while staying connected to the big city. Take advantage of this early opportunity! // Note: Measurements are taken from Builder Plans and may change upon completion. Photos are representative only. Actual layout, fixtures, finishes and colours may vary without notice. Buyer may have customization options if purchased early. // Plan ahead and secure your new home in one of Langdon's most promising new areas!