



**56 Bridges Drive  
Langdon, Alberta**

**MLS # A2294783**



**\$639,000**

<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,151 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Welcome to Bridges of Langdon, where small-town charm meets modern living &mdash; and this brand-new 4-bedroom, 3-bath home by Green Cedar Homes delivers the perfect blend of style, space, and sophistication. Spanning 2,100 sq ft, this beautifully designed duplex offers the comfort and quality craftsmanship that Green Cedar Homes is known for, with elevated finishes and thoughtful details throughout. Step inside to discover a bright, open-concept layout that feels both inviting and expansive. The main floor boasts soaring ceilings, sleek finishes, and a stunning chef-inspired kitchen &mdash; complete with quartz countertops, premium cabinetry, and an island designed for gathering. The adjoining dining and living areas flow effortlessly, ideal for entertaining guests or relaxing with family after a long day. A main-floor bedroom adds flexibility for guests or multigenerational living, while a full bath on the main level adds convenience and style. Upstairs, you’ll find three more spacious bedrooms, including a primary retreat with a walk-in closet and a spa-style ensuite featuring a luxurious shower and double vanity. The home also includes a double attached garage, premium exterior design, and a location that embraces the natural beauty of Langdon. The Bridges of Langdon community offers serene walking paths, ponds, and green spaces, while keeping you close to schools, shops, and Calgary’s easy commute routes. Built with precision and care, this Green Cedar home embodies comfort, modern elegance, and lasting quality &mdash; the perfect place to plant your roots and grow.