



**51 North Bridges Garden
Langdon, Alberta**

MLS # A2296104



\$915,000

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|------------------|------------------------|---------------|------------------|
| Division: | Bridges of Langdon | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,202 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

BRIDGES OF LANGDON!! NO NEIGHBOUR TO THE RIGHT!! NEXT TO WALK PATH THAT LEADS TO CANAL!! NEW BUILD!! SEPARATE BASEMENT ENTRANCE!! TRIPLE ATTACHED GARAGE!! 5 BEDROOMS 3.5 BATH!! MAIN FLOOR BEDROOM!! 3200+ SQFT OF LIVING AREA!! Welcome to this beautifully designed home featuring a bright and functional open-concept layout. The main floor offers a spacious dining area flowing seamlessly into the living room, highlighted by OPEN-TO-BELOW CEILINGS and oversized windows bringing in tons of natural light. The living area also provides access to the backyard deck, perfect for indoor-outdoor living. The kitchen is a true standout with EXTENSIVE CABINETRY, A MASSIVE ISLAND, AND BUILT-IN FEATURES, designed for both everyday use and entertaining. A main floor bedroom adds incredible flexibility—perfect for guests, extended family, or a home office. Upstairs, you’ll find 4 generously sized bedrooms, including a PRIMARY BEDROOM WITH A 5PC ENSUITE AND WALK-IN CLOSET. Another bedroom features its own walk-in closet with convenient access to a full bath, while the remaining two bedrooms share a JACK & JILL 4PC BATHROOM. Upper floor laundry adds everyday convenience. A SPACIOUS BONUS ROOM completes the upper level—ideal for a family room, media space, or kids’ play area. HOME WILL HAVE BRICK FOR EXTERIOR AS WELL! Located in the desirable community of Bridges of Langdon, this home offers modern living with thoughtful design and space for the whole family. RARE OPPORTUNITY TO OWN A NEW BUILD WITH THIS FUNCTIONAL LAYOUT—DON’T MISS IT!!