

# \$825,000 - 40 North Bridges Court, Langdon

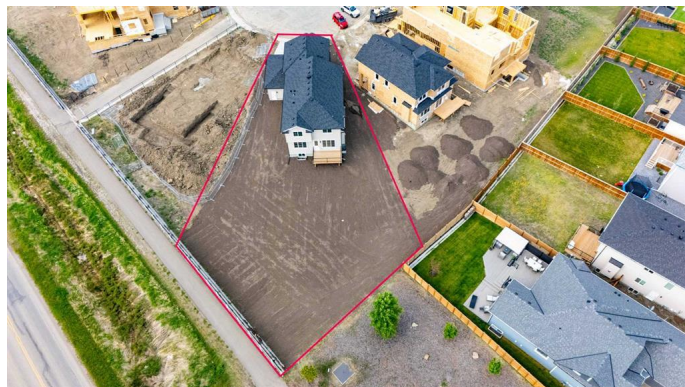
MLS® #A2229946

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,929 sqft  
Residential on 0.34 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spacious 2928 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Located in a cu-de-sac on a HUGE Pie lot this property offers both convenience and tranquility. As you step inside, you're greeted by a grand open-to-below foyer, setting the tone for the elegance that awaits within. The main floor boasts versatility with an office/bedroom option, complemented by a full washroom featuring a standing shower. The heart of the home is the double gourmet kitchen, complete with built-in appliances and quartz countertops, accompanied by a walk-through Spice Kitchen with Gas Stove. Entertaining is a breeze with both a dining room and a breakfast nook, perfect for hosting gatherings of any size. Relax in the cozy living room, warmed by a gas fireplace, or step outside onto the deck and enjoy the expansive backyard, ideal for summer barbecues and outdoor activities. Upstairs, the luxurious primary bedroom awaits, featuring a five-piece ensuite and a generously sized walk-in closet. Additional bedrooms include one with its own ensuite and two sharing a main bath, ensuring comfort and convenience for the whole family. The spacious loft provides additional living space, perfect for a play area, upstairs living room or home office. Completing the upper level is a convenient laundry room with cabinetry and a sink for hand wash. Situated just 15 minutes away from Calgary city limit, this property offers exceptional value for its



40 N Bridges Court, Langdon, AB

1st Floor Exterior Area 1675.56 sq ft  
Interior Area 1568.34 sq ft  
Excluded Area 72.67 sq ft



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PREPARED: 2025/06/10

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

price. Don't miss out on the opportunity to make this house your home. Contact your favorite realtor today to book a showing.

Built in 2025

### Essential Information

MLS® #	A2229946
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,929
Acres	0.34
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	40 North Bridges Court
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Cul-De-Sac, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	5
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX First
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