

\$1,099,900 - 39 North Bridges Glen, Langdon

MLS® #A2246390

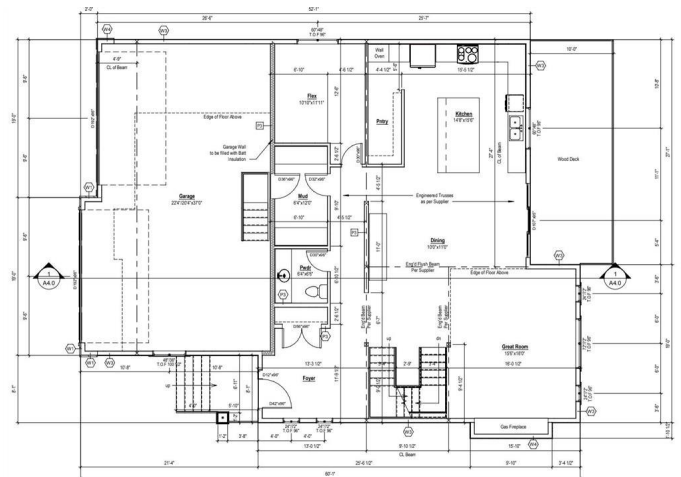
\$1,099,900

6 Bedroom, 5.00 Bathroom, 3,048 sqft
Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

HUGE CORNER LOT (70' x 107')!! BRAND NEW HOME!! QUAD ATTACHED GARAGE!! SEPARATE ENTRANCE TO BASEMENT!! SEPARATE LAUNDRY BOTH UPSTAIRS AND BASEMENT!! 7 BEDROOMS & 4.5 BATHS!! Step into luxury with this stunning new build featuring a bright and functional layout! The main floor offers a welcoming family room with a gas fireplace, spacious dining area with access to the backyard deck, and a gorgeous kitchen with a massive island, tons of cabinetry, and an oversized pantry. There's also a flex room perfect for a home office or playroom, plus a convenient 2pc powder room. Upstairs, you'll find 4 generously sized bedrooms—including a primary suite with a huge walk-in closet and 5pc ensuite! One of the bedrooms features its own 3pc ensuite with dual access (ensuite and hallway), while the other two share a Jack & Jill 4pc bath. A bonus room and laundry area complete the upper level. The basement has a **SEPARATE ENTRANCE** featuring 2 bedrooms, a den (can be used as a bedroom), a full 4pc bath, a massive rec room, and a bar area—ideal for entertaining! This home is in a solid location with shops, schools, parks, and transit nearby—making daily life easy and convenient. A RARE FIND WITH ROOM FOR THE WHOLE FAMILY—DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!

Built in 2025



Essential Information

MLS® #	A2246390
Price	\$1,099,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,048
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	39 North Bridges Glen
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Quad or More Attached

Interior

Interior Features	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.