

# \$799,900 - 48 Bridges Drive, Langdon

MLS® #A2259270

**\$799,900**

5 Bedroom, 4.00 Bathroom, 3,151 sqft

Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Discover this stunning triple garage home located on a spacious corner lot in the charming community of Bridges of Langdon in Langdon, Alberta—perfectly positioned close to a playground. Offering over 3,150 square feet of meticulously designed living space, this brand-new, fully upgraded home combines luxury, comfort, and functionality. Step into the grand open-to-below living room that sets an impressive tone, leading to a cozy family room complete with a gas fireplace. The main floor also features a bedroom and a full 3-piece bathroom, ideal for guests or multi-generational living. The heart of the home is a fully upgraded kitchen with built-in stainless steel appliances, quartz countertops, a large island, and a separate spice kitchen equipped with a gas stove—perfect for culinary enthusiasts. Adjacent to the kitchen is a bright dining area that opens onto a west-facing deck with a BBQ gas line for easy outdoor entertaining. Premium finishes are found throughout, including luxury vinyl plank flooring on the main level, upgraded carpet and tile upstairs, knockdown ceilings, pot lights, and elegant railings. Upstairs, two spacious primary bedrooms each offer their own private ensuites—one with a luxurious 5-piece layout, the other with a sleek 3-piece design—alongside a generous bonus room, two additional bedrooms, a shared full bath, and a convenient laundry room. With its thoughtful layout, upscale finishes, and unbeatable location, this exceptional home



offers the perfect blend of style and practicality  
for modern family living.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259270    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,151       |
| Acres          | 0.17        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 48 Bridges Drive   |
| Subdivision | Bridges of Langdon |
| City        | Langdon            |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0J1X3             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Refrigerator                                |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                              |

|                 |                                  |
|-----------------|----------------------------------|
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Gas                              |
| Has Basement    | Yes                              |
| Basement        | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | BBQ gas line             |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 9                    |
| Zoning         | R-1                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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