

# \$899,500 - 37 North Bridges Landing, Langdon

MLS® #A2261871

**\$899,500**

4 Bedroom, 3.00 Bathroom, 2,226 sqft

Residential on 0.29 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spectacular 4 bedroom executive home on a HUGE 0.29 ACRE lot - complete with a WALK OUT basement and a WRAPAROUND PORCH that instantly charms. Step inside to find gorgeous vinyl plank flooring, a chef's kitchen with beautiful oatmeal cabinetry, QUARTZ counters, a large island, and a corner PANTRY. The soaring OPEN-TO-ABOVE living room fills with natural light and features a sleek FIREPLACE while the dining area overlooks your expansive backyard. A main-floor bedroom with walk-in closet—perfect for guests, multi-generational living, or a private office—adds thoughtful flexibility. Upstairs, a stunning bonus room with built-in bookcase sets the tone for family living. The primary retreat is a true haven with a luxurious ENSUITE featuring a freestanding tub, walk-in shower, and large walk-in closet. Two additional bedrooms, a stylish family bath, and a UPPER laundry room complete the level. The walkout basement awaits your vision, with patio doors opening to a huge yard that stretches wide around the home. All this, just 10 minutes to Stoney Trail, with golf, shopping, schools (including a brand-new high school just 5 minutes walk away!), and every amenity at your fingertips. Experience the perfect blend of elegance, space, and lifestyle—your new home awaits!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261871    |
| Price          | \$899,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,226       |
| Acres          | 0.29        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 37 North Bridges Landing |
| Subdivision | Bridges of Langdon       |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0J 1X3                  |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 9                                  |
| Parking        | Off Street, Triple Garage Attached |
| # of Garages   | 3                                  |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator                                                                                           |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                  |
| Cooling           | None                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                       |

Basement                      Full, Unfinished, Walk-Out

**Exterior**

Exterior Features      Lighting

Lot Description        Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lighting

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding

Foundation            Poured Concrete

**Additional Information**

Date Listed             October 3rd, 2025

Days on Market        7

Zoning                   R-1

**Listing Details**

Listing Office           CIR Realty

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