

# \$949,900 - 4 North Bridges Glen, Langdon

MLS® #A2243350

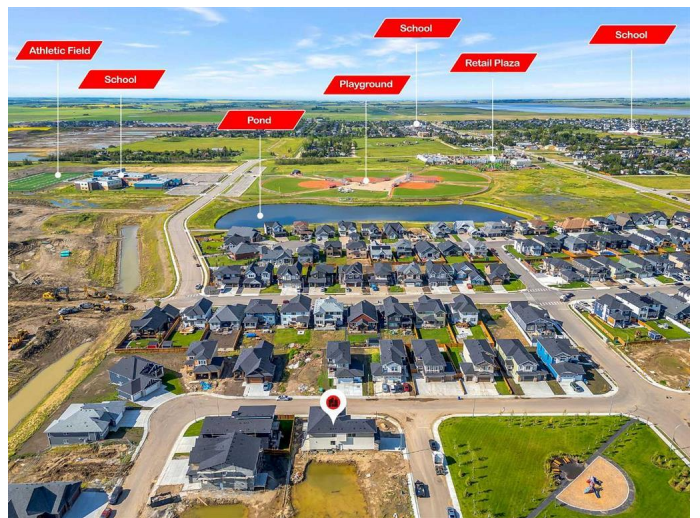
**\$949,900**

4 Bedroom, 4.00 Bathroom, 3,032 sqft

Residential on 0.14 Acres

NONE, Langdon, Alberta

CORNER LOT!! HOME FACING PARK & GREEN SPACE!! 3000+ SQFT, 4 BEDS, 3.5 BATHS, 3 CAR OVERSIZED GARAGE, BALCONY - BASEMENT SEPARATE ENTRY - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and Flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a BUTLER PANTRY adds convenience. This floor is completes BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a Jack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by. BUILDER IS OFFERING 50% DISCOUNT ON BASEMENT DEVELOPMENT (ORIGINALLY AT \$80K) ONLY AT \$40K WITH 2 BEDROOMS, REC ROOM & 4PC BATH - FINISHINGS MATCHING THE ABOVE-GRADE LEVEL!!



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243350    |
| Price          | \$949,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,032       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4 North Bridges Glen |
| Subdivision | NONE                 |
| City        | Langdon              |
| County      | Rocky View County    |
| Province    | Alberta              |
| Postal Code | T0J 1X3              |

## Amenities

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

## Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Kitchen Island, 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, Unfinished  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Corner Lot                |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 7               |
| Zoning         | R1              |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.