

\$894,500 - 37 North Bridges Landing, Langdon

MLS® #A2261871

\$894,500

4 Bedroom, 3.00 Bathroom, 2,226 sqft

Residential on 0.29 Acres

Bridges of Langdon, Langdon, Alberta

**** OPEN HOUSE Sunday NOV 2nd 2pm-4pm**** NEW IMPROVED PRICING on 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	\$894,500
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	Garage Control(s), See Remarks
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

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	32
Zoning	R-1

Listing Details

Listing Office	CIR Realty
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