

\$888,800 - 15 North Bridges Road Sw, Langdon

MLS® #A2199373

\$888,800

5 Bedroom, 4.00 Bathroom, 2,334 sqft
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Now Offered at \$888,800 â€” Exclusive Pricing
for a Limited Time!

Here are the Top 10 Reasons why this
luxuriously upgraded home is the one
youâ€™ve been waiting for:

Massive Lot â€” Situated on a 7300+ SQ FT
lot, one of the largest in the area, offering
space and privacy rarely found.

Premium Living Space â€” Boasting 3100 SQ
FT, this home is thoughtfully designed with 5
bedrooms and 3.5 bathrooms.

Luxury Finishes â€” From the HARDIE
BOARD exterior to upgraded interiors, every
inch of this home exudes elegance.

Chefâ€™s Kitchen â€” Featuring
top-of-the-line stainless steel appliances, black
granite fixtures, custom cabinetry, and a
functional yet stylish layout.

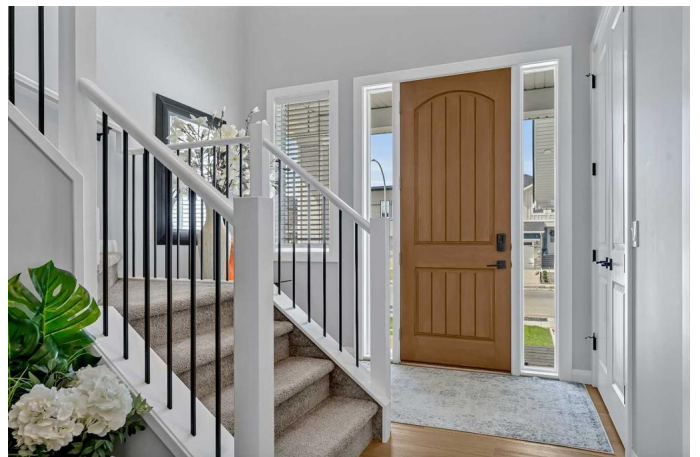
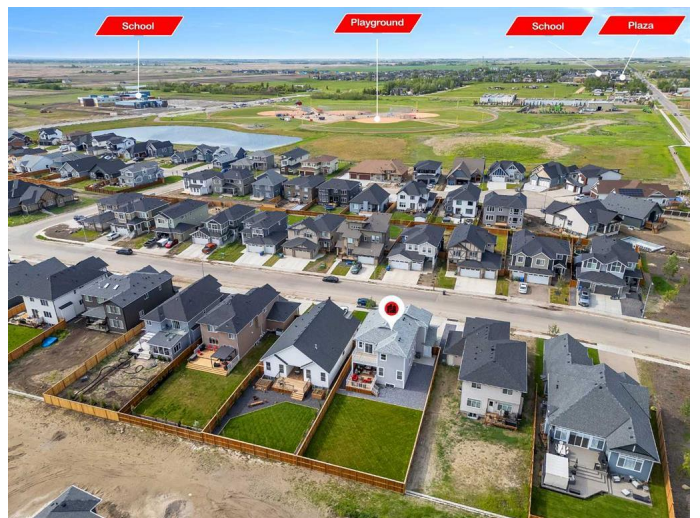
Primary Retreat â€” A spa-inspired 5-piece
ensuite, walk-in closet, and private balcony
make this a haven of relaxation.

Entertainerâ€™s Dream â€” The oversized
deck with privacy wall, ceiling fan, and
breathtaking mountain views is perfect for
hosting.

Fully Finished Basement â€” Includes a
spacious rec room, extra bedroom, full bath,
and abundant storage.

Premium Upgrades Throughout â€” Highlights
include 9-ft ceilings, tankless hot water,
reverse osmosis, water softener, upgraded
plumbing and lighting fixtures, and more.

Prime Location â€” Minutes from the new
Langdon High School, golf course, and local



amenities.
Triple Garage + Oversized Driveway – Park with ease and enjoy the convenience of ample storage and outdoor space. And that’s not all! This home is packed with additional upgrades and thoughtful touches, making it a truly one-of-a-kind opportunity. This exclusive pricing is a one-time opportunity to own a luxuriously upgraded dream home at only \$888,800. Homes like this don’t come around often—schedule your private showing before it’s gone!

Built in 2023

Essential Information

MLS® #	A2199373
Price	\$888,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,334
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15 North Bridges Road Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
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Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Ceiling Fan(s), Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Range Hood, Refrigerator, Washer, Tankless Water Heater, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn, Rectangular Lot, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	57
Zoning	R1

Listing Details

Listing Office	Real Broker
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