

\$799,900 - 61 North Bridges Bay Sw, Langdon

MLS® #A2224823

\$799,900

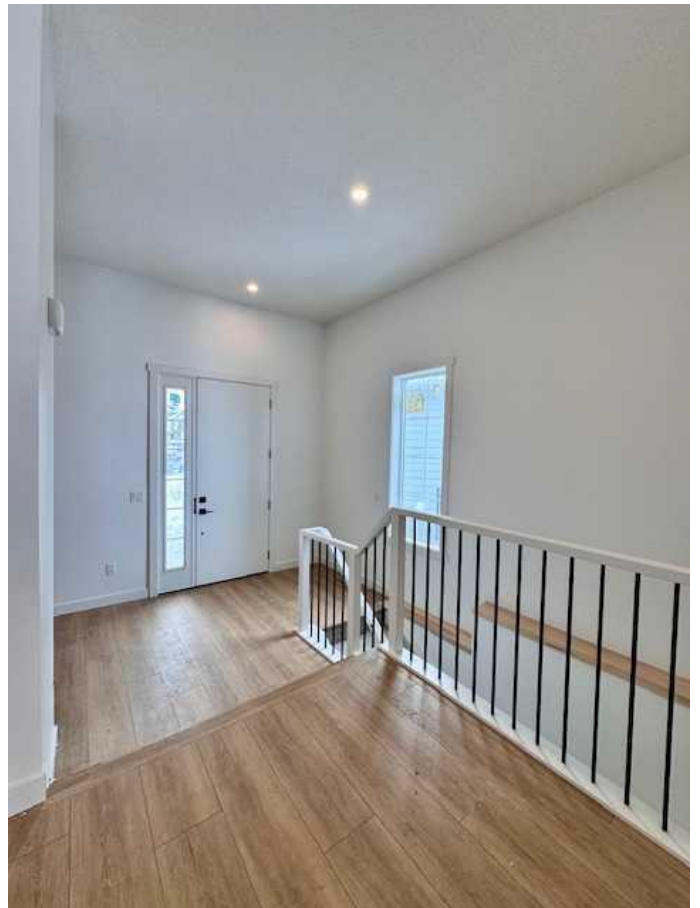
2 Bedroom, 2.00 Bathroom, 1,836 sqft

Residential on 0.19 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to Bridges of Langdon—an exceptional executive community offering the perfect blend of luxury and tranquility. This is the **ONLY** brand-new bungalow available in this highly sought-after neighborhood, nestled on a massive pie-shaped lot at the end of a quiet cul-de-sac. Boasting nearly 1,850 square feet on the main floor, this home is thoughtfully designed for comfortable, upscale living. Step inside to discover warm honey-toned vinyl plank flooring and soaring vaulted ceilings that create a bright, open atmosphere throughout. The heart of the home is the chef-inspired kitchen, featuring a large island, sleek quartz countertops, stainless steel appliances, and a spacious walk-in pantry that connects directly to the mudroom for added convenience. A generous laundry room with a sink adds to the home's practical layout. The expansive living area is perfect for entertaining or relaxing, with **VAULTED** ceilings and a cozy fireplace. From the dining area, step out through patio doors onto a **LARGE** private deck, ideal for outdoor dining or simply enjoying the peaceful surroundings. The **PIE** backyard is a true highlight—backing onto **LUSH GREEN SPACE** with direct access through a private gate.

The primary master suite is a luxurious retreat with views of the greenspace and elegant vaulted ceilings. The spa-like en-suite bath features quartz countertops, dual vanities, a freestanding soaking tub, an oversized walk-in shower, a private water closet, and a walk-in



closet. A bright second bedroom with its own large walk-in closet sits adjacent to a full family bathroom, offering comfort and convenience for guests or family members. This home is located near a brand-new high school, with school bus service available for all ages. Just 10 minutes to Stoney Trail, youâ€™ll enjoy the peace of country living with all the amenities of the city within easy reach. Donâ€™t miss this rare opportunityâ€”come experience the unmatched lifestyle of Bridges of Langdon today!

Built in 2024

Essential Information

MLS® #	A2224823
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,836
Acres	0.19
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	61 North Bridges Bay Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Double Vanity, High Ceiling, Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), V

Appliances Built-In Oven, Dishwasher, Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Level, No Neighbours Behind, Pie Shaped Lot, Private, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025

Days on Market 19

Zoning R1

Listing Details

Listing Office CIR Realty

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.

