

# \$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.

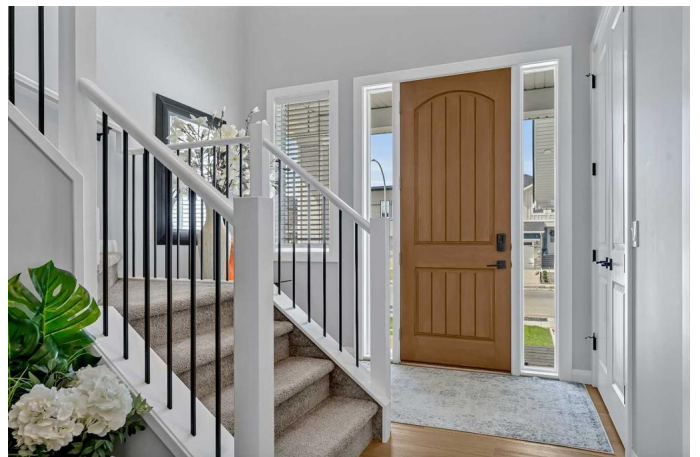
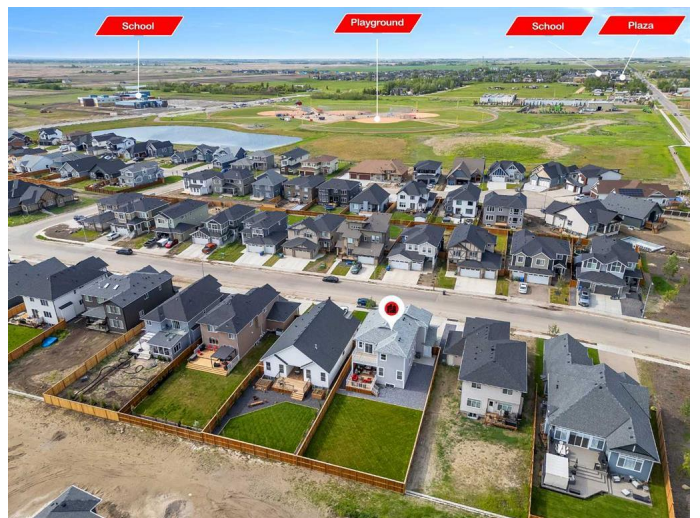
Primary Retreat â€” A spa-inspired 5-piece  
ensuite, walk-in closet, and private balcony  
make this a haven of relaxation.

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 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| 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 | 53              |
| Zoning         | R1              |

## Listing Details

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

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