

# \$759,500 - 61 North Bridges Bay Sw, Langdon

MLS® #A2224823

## \$759,500

2 Bedroom, 2.00 Bathroom, 1,836 sqft

Residential on 0.19 Acres

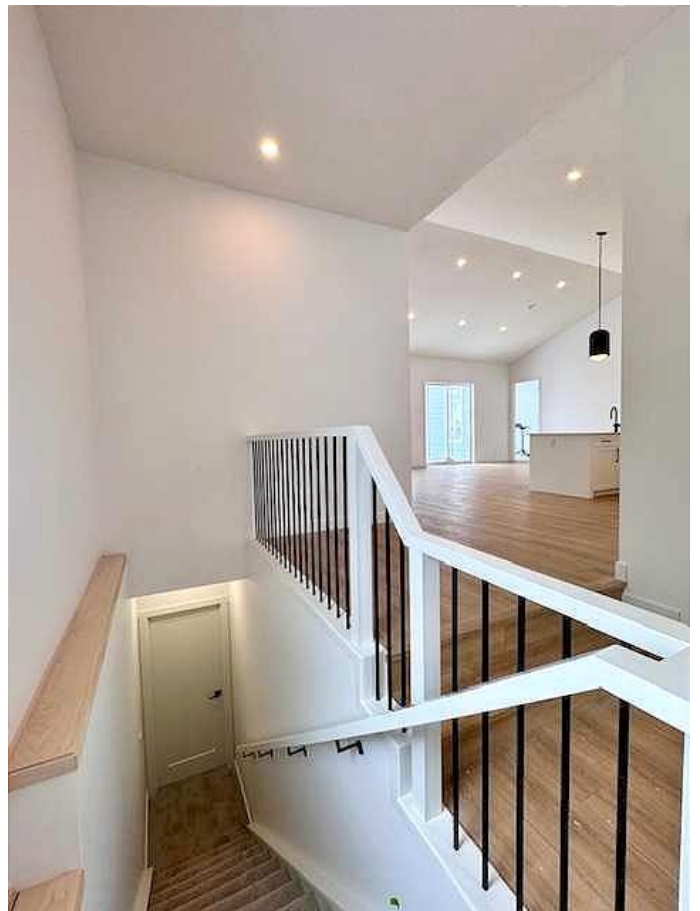
Bridges of Langdon, Langdon, Alberta

Stunning new almost 1850sq ft on main floor, (3700sq ft total) bungalow in â€˜Bridges of Langdonâ€™™. Situated on a HUGE pie lot backing onto GREENSPACE! This stunning home features TRIPLE CAR GARAGE, VAULTED ceilings, warm vinyl plank flooring, and a chefâ€™™s DREAM kitchen with QUARTZ counters, stainless appliances, and an EXTRA LARGE ISLAND! The spacious layout includes a private master retreat with vaulted ceilings, spa-like ensuite & walk in closet! The 2nd bedroom has large walk in and situated next to the family bathroom for convenience. There is a good sized laundry room with sink and mudroom. Enjoy quiet cul-de-sac living JUST 10 mins to Stoney Trail with school bus service nearby. The new high school is steps away! Enjoy country living with only a short commute to the city!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224823  |
| Price          | \$759,500 |
| 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, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), High Ceilings, No Animal Home, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven                                                                                       |
| 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, Front Yard, Level, No Neighbours Behind, Private, Views, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Stone, Vinyl Siding                                                                                                          |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 119            |
| Zoning         | R1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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