

# \$900,000 - 30 North Bridges Road Sw, Langdon

MLS® #A2222658

**\$900,000**

5 Bedroom, 4.00 Bathroom, 2,465 sqft  
Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

Discover Elevated Living in the Bridges of Langdon. Welcome to over 3,400 sf of impeccably designed living space in this sought-after community. This exceptional home strikes the perfect balance between elegance, functionality, & modern comfort, making it an ideal haven.

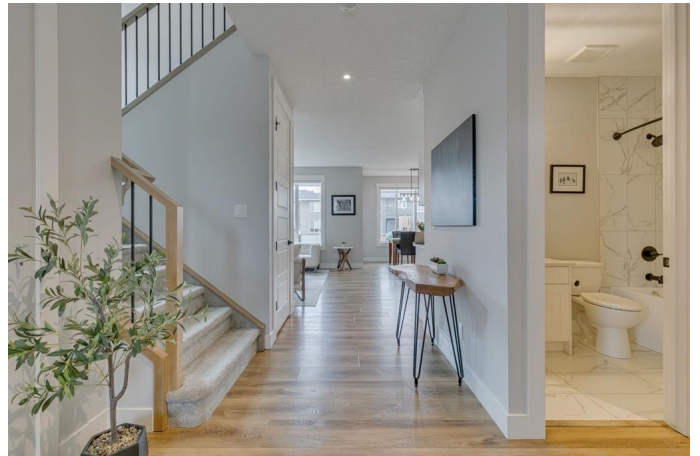
**Main Floor: A Blend of Style & Function**

Step inside to a thoughtfully crafted main floor with soaring 9-foot ceilings & an abundance of natural light streaming through expansive windows. The heart of this level is a chef-inspired kitchen, outfitted with top-of-the-line stainless steel appliances, including a gas stovetop & dual wall ovens.

The ceiling-height cabinetry, quartz countertops, & central island with seating provide both sophistication & practicality. An open-concept design seamlessly connects the kitchen, dining & living room areas. The living room features a modern gas fireplace framed by custom built shelving & cabinetry, creating a cozy yet refined atmosphere. Behind a frosted glass door, is a generous walk-through pantry leading to a spacious mudroom complete with bench seating, hooks, & walk-through closet connected to the front foyer. For added versatility, the main floor also boasts a private office that easily doubles as a 5th bedroom, paired with a full 4-piece bathroom—a rare & valuable feature in this area.

**Second Floor: A Private Oasis Awaits**

Ascend to the upper level, where the luxurious



primary suite offers a serene retreat.

Showcasing a coffered ceiling & spa-like 5-piece ensuite with soaker tub, glass shower, dual vanities, private water closet & spacious walk-in closet.

Two additional bedrooms on this level are generously sized & equipped with custom quality closet organizers. A versatile bonus room offers the perfect setting for family movie nights, while the conveniently located upper-level laundry room, complete with a sink, adds practicality to the everyday routine.

#### Basement: Entertainment & More

The fully finished basement is an entertainer's dream. Enjoy drinks from the sleek wet bar & unwind in the expansive recreation room, ideal for hosting a crowd or family downtime. This level also features a large bedroom, a full bathroom, & plenty of storage, making it a highly functional & versatile space.

#### Outdoor Living: A Backyard to Impress

The backyard is its own private retreat, designed for both lively gatherings & peaceful evenings under starlit skies. The expansive, fenced yard includes a separate dog run, a stamped concrete patio pre-wired for a hot tub, & dedicated areas for a fire pit as well as outdoor seating. The back deck, complete with a gas line, makes summer BBQs a breeze.

#### Additional Features: A Garage Built for More

The heated, 4-car attached garage provides an abundance of space for vehicles, storage, and hobbies, ensuring all your needs are met.

#### The Bridges of Langdon: Community & Convenience

Nestled in this family-friendly community, this home offers easy access to schools, amenities & everything a growing family needs.

Built in 2021

## Essential Information

MLS® #	A2222658
Price	\$900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,465
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	30 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, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	2
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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