

# \$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.

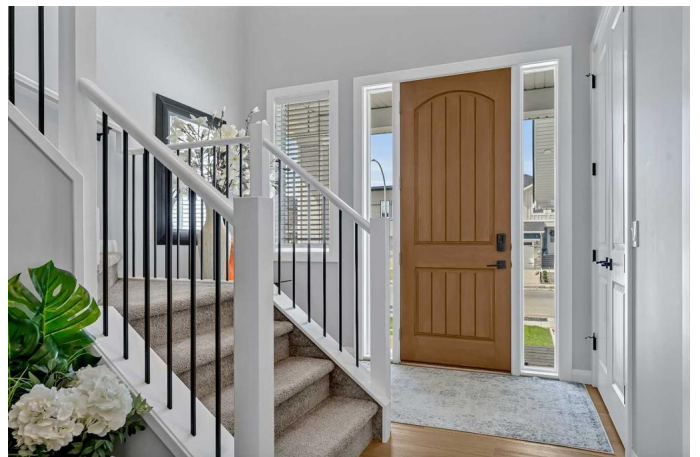
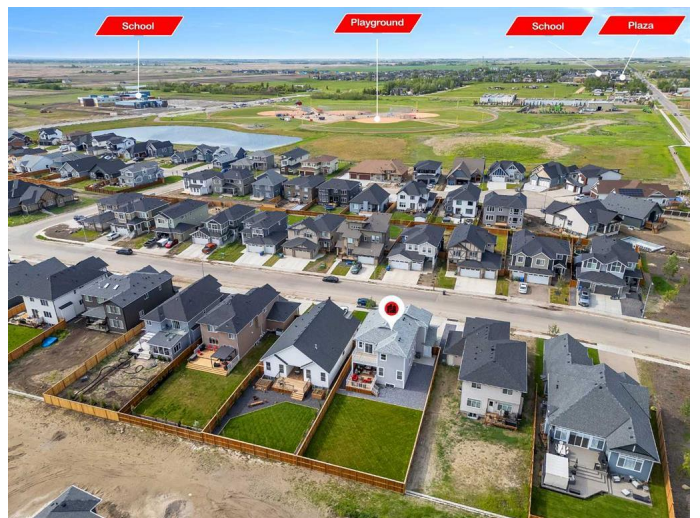
Primary Retreat â€” A spa-inspired 5-piece  
ensuite, walk-in closet, and private balcony  
make this a haven of relaxation.

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	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, 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, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	45
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.