

# \$1,099,900 - 39 North Bridges Glen, Langdon

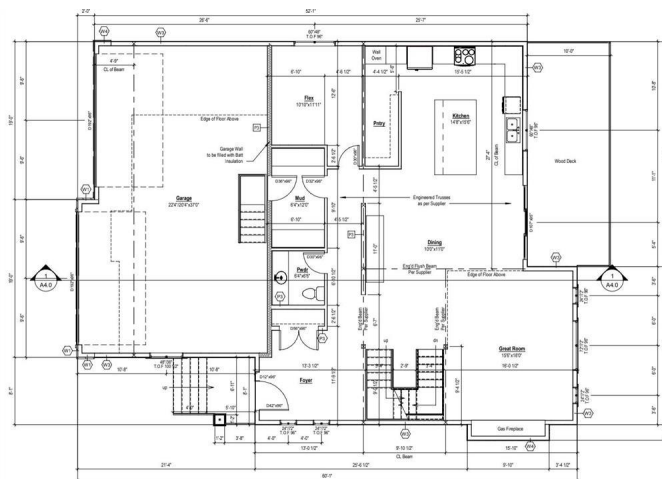
MLS® #A2246390

**\$1,099,900**

6 Bedroom, 5.00 Bathroom, 3,048 sqft  
Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

**HUGE CORNER LOT (70' x 107')!! BRAND NEW HOME!! QUAD ATTACHED GARAGE!! SEPARATE ENTRANCE TO BASEMENT!! SEPARATE LAUNDRY BOTH UPSTAIRS AND BASEMENT!! 7 BEDROOMS & 4.5 BATHS!!** Step into luxury with this stunning new build featuring a bright and functional layout! The main floor offers a welcoming family room with a gas fireplace, spacious dining area with access to the backyard deck, and a gorgeous kitchen with a massive island, tons of cabinetry, and an oversized pantry. There's also a flex room perfect for a home office or playroom, plus a convenient 2pc powder room. Upstairs, you'll find 4 generously sized bedrooms—including a primary suite with a huge walk-in closet and 5pc ensuite! One of the bedrooms features its own 3pc ensuite with dual access (ensuite and hallway), while the other two share a Jack & Jill 4pc bath. A bonus room and laundry area complete the upper level. The basement has a **SEPARATE ENTRANCE** featuring 2 bedrooms, a den (can be used as a bedroom), a full 4pc bath, a massive rec room, and a bar area—ideal for entertaining! This home is in a solid location with shops, schools, parks, and transit nearby—making daily life easy and convenient. A RARE FIND WITH ROOM FOR THE WHOLE FAMILY—DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!!



Built in 2025

## Essential Information

MLS® #	A2246390
Price	\$1,099,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,048
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	39 North Bridges Glen
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

## Amenities

Parking Spaces	8
Parking	Quad or More Attached

## Interior

Interior Features	Kitchen Island, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	9
Zoning	R1

### **Listing Details**

Listing Office	Real Broker
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