

# \$774,900 - 54 North Bridges Road, Langdon

MLS® #A2247407

## \$774,900

2 Bedroom, 2.00 Bathroom, 1,893 sqft  
Residential on 0.19 Acres

Bridges of Langdon, Langdon, Alberta

Stunning executive bungalow in the sought-after newer stylish community of "Bridges of Langdon"™! This home boasts a triple garage, soaring vaulted ceilings, and beautiful smooth flooring throughout. The dream kitchen features quartz counters, you'll love the colour, a spacious sit-up island with seating for 4-5, don't forget the walk-through pantry. The bright living room showcases sleek architectural shelving and a modern fireplace, windows and patio doors lead you to a lovely private deck. The dining area is filled with natural light and a fantastic spot for entertaining. The vaulted master retreat offers a large window, spa-inspired 5-pc ensuite, and walk-in closet. A versatile second bedroom or office, full bath, and laundry room complete the main floor. Stylish, functional, and move-in ready! Get away and live in tranquility, with only a 10 minute drive to Stoney Trail! Close to schools, shopping and all your families needs!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247407  |
| Price          | \$774,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,893     |



|            |             |
|------------|-------------|
| Acres      | 0.19        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 54 North Bridges Road |
| 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 | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Electric Range                                                                                                                                         |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                                                                    |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line                      |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |

|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 32                |
| Zoning         | R-1               |

**Listing Details**

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



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