

# \$749,500 - 61 North Bridges Bay Sw, Langdon

MLS® #A2224823

## \$749,500

2 Bedroom, 2.00 Bathroom, 1,836 sqft  
Residential on 0.19 Acres

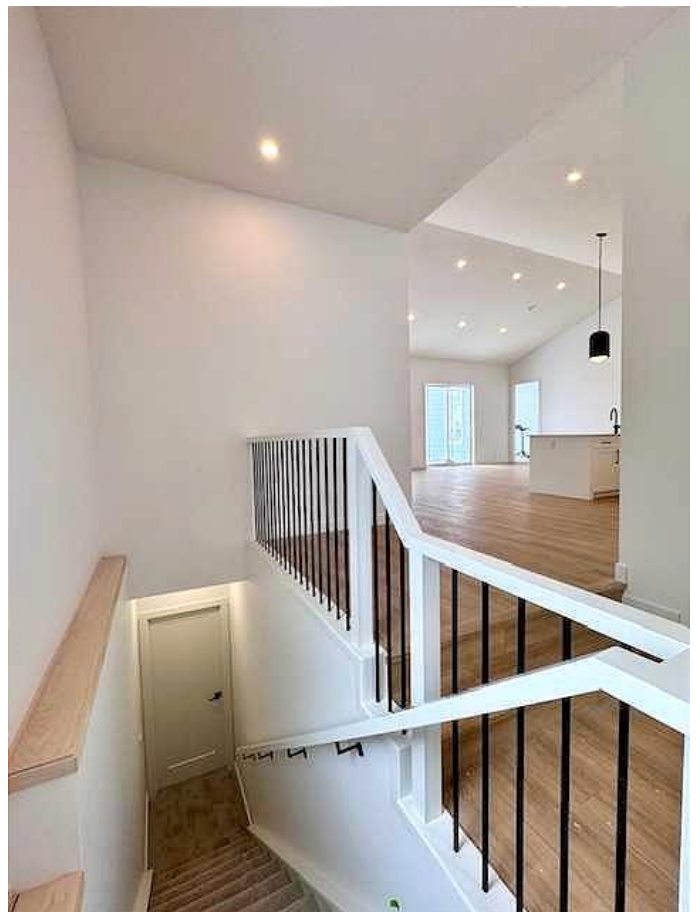
Bridges of Langdon, Langdon, Alberta

Wow! NEW IMPROVED PRICING!! Stunning new almost 1850sq ft on main floor, (3700sq ft total) bungalow in "Bridges of Langdon"™. Situated on a HUGE pie lot backing onto GREENSPACE! This stunning home features TRIPLE CAR GARAGE, VAULTED ceilings, warm vinyl plank flooring, and a chef'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          | \$749,500 |
| 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Soaking Tub, 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                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Private, Views, Front Yard, Level, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                              |
| Construction      | Vinyl Siding, Stone                                                                                                          |
| Foundation        | Poured Concrete                                                                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 155            |
| Zoning         | R1             |

## Listing Details

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



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