

# \$779,900 - 40 North Bridges Court, Langdon

MLS® #A2247900

**\$779,900**

4 Bedroom, 4.00 Bathroom, 2,928 sqft  
Residential on 0.34 Acres

Bridges of Langdon, Langdon, Alberta

Welcome to this spacious 2928 square feet detached home nestled in the charming community of Bridges of Langdon in Langdon, Alberta. Located in a cu-de-sac on a HUGE Pie lot this property offers both convenience and tranquility. As you step inside, you're greeted by a grand open-to-below foyer, setting the tone for the elegance that awaits within. The main floor boasts versatility with an office/bedroom option, complemented by a full washroom featuring a standing shower. The heart of the home is the double gourmet kitchen, complete with built-in appliances and quartz countertops, accompanied by a walk-through Spice Kitchen with Gas Stove. Entertaining is a breeze with both a dining room and a breakfast nook, perfect for hosting gatherings of any size. Relax in the cozy living room, warmed by a gas fireplace, or step outside onto the deck and enjoy the expansive backyard, ideal for summer barbecues and outdoor activities. Upstairs, the luxurious primary bedroom awaits, featuring a five-piece ensuite and a generously sized walk-in closet. Additional bedrooms include one with its own ensuite and two sharing a main bath, ensuring comfort and convenience for the whole family. The spacious loft provides additional living space, perfect for a play area, upstairs living room or home office. Completing the upper level is a convenient laundry room with cabinetry and a sink for hand wash. Situated just 15 minutes away from Calgary city limit, this property offers exceptional value for its



price. Don't miss out on the opportunity to make this house your home. Contact your favorite realtor today to book a showing.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247900    |
| Price          | \$779,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,928       |
| Acres          | 0.34        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 40 North Bridges Court |
| 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 | Chandelier, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)         |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                            |

|                 |                                  |
|-----------------|----------------------------------|
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Gas                              |
| Has Basement    | Yes                              |
| Basement        | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | R-1              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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