

# \$1,089,000 - 125 North Bridges Bay Sw, Langdon

MLS® #A2221952

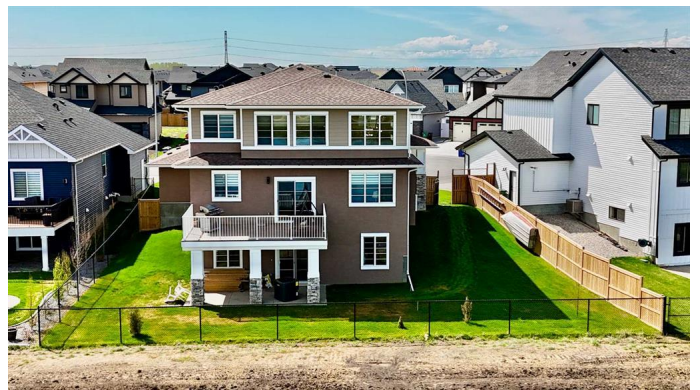
**\$1,089,000**

5 Bedroom, 5.00 Bathroom, 2,874 sqft

Residential on 0.18 Acres

Bridges of Langdon, Langdon, Alberta

Experience exceptional living in this exquisite custom-built two-story walkout, offering over 4,000 sq ft of thoughtfully designed and impeccably finished space. Nestled on a beautifully landscaped lot that backs onto a serene pond and future walking path, this home effortlessly combines elegance, comfort, and functionality in one breathtaking package. From the moment you enter the grand front foyer, you're greeted by 9-foot ceilings and rich engineered hardwood flooring that seamlessly flows throughout the main level. Quartz tile adds a touch of sophistication in the kitchen and extends through the spacious walkthrough pantry. The welcoming entryway is finished with detailed wainscoting and built-in bench seating, setting the tone for the quality craftsmanship found throughout the home. Flooded with natural light, the front office features oversized windows and offers a peaceful, inspiring workspace. At the heart of the home lies the gourmet kitchen—a true chef's dream. Outfitted with premium stainless steel appliances, including a 6-burner gas range, built-in wall oven and microwave, this kitchen boasts full-height soft-close cabinetry, stone backsplash, quartz countertops, and a large centre island. A dedicated coffee bar with sink and an expansive walkthrough pantry add everyday convenience to this luxurious space. The elegant dining area comfortably seats eight or more, ideal for both family meals and entertaining guests. The adjacent living room



is a showstopper, featuring gorgeous gas fireplace with huge windows to enjoy the view.. A spacious and functional mudroom with custom lockers, along with a stylish powder room, completes the main level. Upstairs, a hardwood staircase leads to a cozy bonus room—perfect for movie nights or relaxing with family. The opulent primary suite offers peaceful views of the pond and oversized windows, creating a bright and airy retreat. The spa-inspired 5-piece ensuite includes a tiled shower, corner soaker tub, dual under-mount sinks set in a quartz vanity, and a walk-in closet with custom built-ins and soft-close drawers. Two additional generously sized bedrooms provide ample space for family or guests. One features a private 3-piece ensuite and walk-in closet, while the third is served by a well-appointed full bathroom. The fully developed walkout basement offers even more living space, with two additional bedrooms, a large recreation room, with flex room and a 4-piece bathroom—ideal for guests, teens, or extended family living. Step outside to your private backyard oasis, beautifully landscaped. Enjoy peaceful evenings under the covered patio, taking in the views of the pond and surrounding green space. Additional features include dual high-efficiency furnaces, central air conditioning on both floors for year-round comfort, and a spacious triple garage to meet all your storage and parking needs.

Built in 2023

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2221952    |
| Price    | \$1,089,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,874       |
| Acres          | 0.18        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 125 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 | Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)     |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                               |
| Fireplaces        | Electric, Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Composite Siding, Concrete, Stone, Stucco, Wood Frame                                             |
| Foundation        | Poured Concrete                                                                                   |

### **Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | May 16th, 2025         |
| Days on Market | 37                     |
| Zoning         | HR- Hamlet Residential |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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