

**4 North Bridges Glen  
Langdon, Alberta**

**MLS # A2271956**



**\$898,800**

**Division:** NONE

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 3,032 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Oversized, Triple Garage Attached

**Lot Size:** 0.14 Acre

**Lot Feat:** Corner Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, See Remarks, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Walk-In Closet(s)

**Inclusions:** N/A

CORNER LOT!! HOME FACING PARK & GREEN SPACE!! 3000+ SQFT, 4 BEDS, 3.5 BATHS, 3 CAR OVERSIZED GARAGE, BALCONY - BASEMENT SEPARATE ENTRY - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and Flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a BUTLER PANTRY adds convenience. This floor is completes BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a Jack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by.