

**47 North Bridges Garden  
Langdon, Alberta**

**MLS # A2272052**

**\$889,900**



<b>Division:</b>	Bridges of Langdon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,191 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		
<b>Inclusions:</b>	N/A		

TRIPLE ATTACHED GARAGE!! OVER 3100+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! A spacious foyer welcomes you into an open-concept main floor, where you'll find a private office (can be used as bedroom), a cozy family room with fireplace and a bright breakfast nook. The chef-inspired kitchen features an oversized island and a BUTLER PANTRY. 2PC Bath on the same floor. Upstairs offers the perfect family layout with a bonus room, 4 generously sized bedrooms and 3 full bathrooms. The primary suite is a true retreat with a large 5-piece ensuite and walk-in closet. Of the remaining bedrooms, 3 have walk-in closets, and 2 share a Jack & Jill bathroom;each with direct access to a washroom, adding comfort and privacy for everyone. Laundry on the upper floor. Basement has separate entrance. This home blends elegance and practicality in all the right ways. Don't miss it! Options to finish the basement at additional cost. BE THE FIRST TO ENJOY EVERYTHING THIS BRAND NEW HOME HAS TO OFFER. CONTACT YOUR FAVOURITE REALTOR TODAY!!