

**107 North Bridges Garden  
Langdon, Alberta**

**MLS # A2278213**



**\$869,900**

**Division:** Bridges of Langdon

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,991 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Triple Garage Attached

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

NEW BUILD IN NORTH BRIDGES!! NEXT TO WALK PATH!! TRIPLE ATTACHED GARAGE!! SEPARATE BASEMENT ENTRANCE!! 2,990+ SQ FT OF LIVING SPACE!! 5 BEDROOM 3.5 BATH!! Welcome to this stunning brand-new home in the highly sought-after North Bridges of Langdon, designed for luxury living, functionality, and modern family life. With nearly 3,000 sq ft of living space, this 5 bedroom, 3.5 bathroom home offers an exceptional layout that stands out in today's market. The main floor features a FULL BEDROOM, along with a bright and open living area highlighted by a fireplace and large windows. The chef-inspired kitchen offers a central island, built-in features, extensive cabinetry, and flows seamlessly into the dining area. A convenient 2-piece bath completes the main level. Upstairs, you'll find FOUR spacious bedrooms including a luxurious primary retreat with a 5PC ensuite and walk-in closet. One additional bedroom includes its own walk-in closet, while two bedrooms share a Jack & Jill 4PC bath, offering both privacy and convenience. A second 4PC bath and a large family area complete the upper floor. The open-to-below design overlooks the living room, adding a dramatic and elegant touch to the home. The property also features a SEPARATE ENTRANCE TO THE BASEMENT. Outside, enjoy the TRIPLE ATTACHED GARAGE and a prime location next to a walk path, perfect for families and outdoor enthusiasts. If you're searching for a new build 5 bedroom home in Langdon with a triple garage, this home delivers space, style, and long-term value in one of Langdon's fastest-growing communities. DON'T MISS THIS INCREDIBLE OPPORTUNITY IN NORTH BRIDGES — BOOK YOUR SHOWING TODAY!!