

\$1,099,900 - 82 North Bridges Road Sw, Langdon

MLS® #A2261822

\$1,099,900

6 Bedroom, 5.00 Bathroom, 3,329 sqft
Residential on 0.17 Acres

Bridges of Langdon, Langdon, Alberta

Discover this exceptional, nearly new home in Langdon—a rare find with over 4,600 sq ft developed and a triple attached garage. From its bright and open layout to thoughtful details throughout, it delivers luxury and flexibility for all members of the family.

Welcome yourself into a main floor designed for everyday living and entertaining. A cozy family room warm with a gas fireplace flows into a formal dining area that opens to the backyard deck—perfect for summer meals outdoors. At its heart lies a chef's dream kitchen, anchored by a massive island, extensive cabinetry, and an oversized pantry. A versatile flex room offers the ideal space for a home office or playroom, while a full bathroom lends added convenience to this level.

Head upstairs to find four well-appointed bedrooms. The primary suite features a generous walk-in closet and a spa-like 5-piece ensuite. One of the secondary bedrooms boasts its own 4-piece ensuite, while the remaining two share a thoughtful 4-piece bathroom. Enjoy bonus space in a bright room with a walkout balcony, and discover true utility with upstairs laundry complete with sink and steamer.

The lower level reveals a fully equipped secondary residence. With its separate entrance you'll find two bedrooms, a den



(convertible to a third bedroom), a 4-piece bathroom, a sprawling recreation room, and a bar area ideal for hosting. A second laundry station ensures full independence. The backyard is fully fenced and landscaped! Location couldn't be better: you'll enjoy easy access to schools, shops, parks, and transit, making everyday life seamless. This is a rare, expansive home built for multigenerational living or for those who desire room to grow. Don't miss this fabulous opportunity—call today to schedule your tour.

Built in 2023

Essential Information

MLS® #	A2261822
Price	\$1,099,900
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,329
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	82 North Bridges Road 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 Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Other

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Yard, Landscaped, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 1

Zoning R-1

Listing Details

Listing Office RE/MAX First

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