

# \$929,500 - 37 North Bridges Bay Sw, Langdon

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MLS® #A2248184

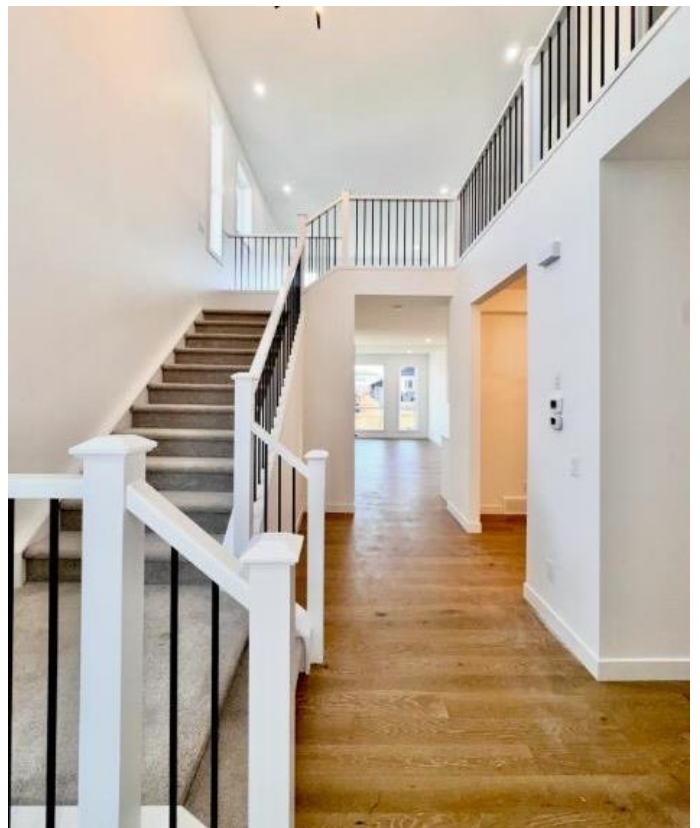
**\$929,500**

4 Bedroom, 4.00 Bathroom, 3,208 sqft

Residential on 0.16 Acres

Bridges of Langdon, Langdon, Alberta

Executive family home nestled on a quiet cul-de-sac, this stunning property offers over 3,200 sq. ft. above grade with 4 BEDROOMS and 3 BATHROOMS on the UPPER LEVEL! A grand, open-to-above entry sets the tone, leading to a main floor with soaring ceilings, gorgeous flooring, and abundant natural light. The chef's kitchen features a 6-seat island, quartz counters, soft-close cabinetry, and a walk-through pantry. The bright dining area and spacious living room with sleek fireplace flow seamlessly to the deck and expansive pie-shaped backyard. A versatile den/office/formal dining room and powder room complete the main level. Upstairs, the airy bonus room is perfect for family time. The primary suite boasts a walk-in closet, spa-inspired 5-piece ensuite, and direct access to the laundry room. Three additional bedrooms (including one with ensuite) plus a family bath round out the level. The triple garage easily fits vehicles and toys. Close to schools (including the new high school), shopping, golf, baseball, and tennis just 10 minutes to Stoney Trail. This is luxury living, redefined.



Built in 2025

## Essential Information

MLS® #                      A2248184

Price                        \$929,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,208
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	37 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	Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Pie S
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	August 13th, 2025
Days on Market	2
Zoning	R-1

**Listing Details**

Listing Office	CIR Realty
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