

\$899,500 - 37 North Bridges Bay Sw, Langdon

MLS® #A2248184

\$899,500

4 Bedroom, 4.00 Bathroom, 3,208 sqft

Residential on 0.16 Acres

Bridges of Langdon, Langdon, Alberta

**** OPEN HOUSE Sunday NOV 2nd 2pm -**

4pm NEW IMPROVED PRICING!!**

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	\$899,500
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	Garage Control(s), See Remarks
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

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	84
Zoning	R-1

Listing Details

Listing Office	CIR Realty
----------------	------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.