

**54 North Bridges Road
Langdon, Alberta****MLS # A2247407****\$759,500****Division:** Bridges of Langdon**Type:** Residential/House**Style:** Bungalow**Size:** 1,893 sq.ft. **Age:** 2024 (2 yrs old)**Beds:** 2 **Baths:** 2**Garage:** Triple Garage Attached**Lot Size:** 0.19 Acre**Lot Feat:** Back Yard, Level, Rectangular Lot

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Absolutely gorgeous executive bungalow in the sought-after community of 'Bridges of Langdon'! This home boasts a triple garage, soaring vaulted ceilings, and beautiful smooth flooring throughout. The dream kitchen features quartz counters, you'll love the colour, a spacious sit-up island with seating for 4-5, don't forget the huge walk-in pantry. The bright living room showcases sleek architectural shelving and a modern fireplace, windows and patio doors lead you to a lovely private deck. The dining area is filled with natural light and a fantastic spot for entertaining. The vaulted master retreat offers a large window, spa-inspired 5-pc ensuite, and walk-in closet. A versatile second bedroom or office, full bath, and laundry room complete the main floor. Stylish, functional, and move-in ready! Get away and live in tranquility, with only a 10 minute drive to Stoney Trail! Close to schools, shopping and all your families needs!