

\$990,000 - 97 North Bridges Bay Sw, Langdon

MLS® #A2252440

\$990,000

4 Bedroom, 4.00 Bathroom, 1,792 sqft

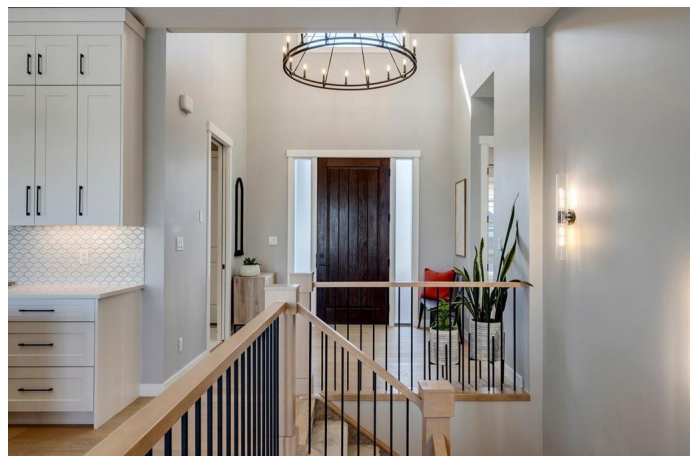
Residential on 0.20 Acres

Bridges of Langdon, Langdon, Alberta

This stunning luxury walk-out bungalow offers over 3,600 sq ft of fully finished living space, perfectly blending elegance, functionality, and lifestyle. Backing onto a serene water feature with no neighbors behind, this home provides privacy and picturesque views. From the moment you step inside, soaring vaulted ceilings and an open-concept design create a bright and inviting atmosphere.

At the heart of the home is a chef-inspired kitchen that is as beautiful as it is functional. It features an oversized quartz island with waterfall edges, custom cabinetry with built-in shelving, a side-by-side refrigerator and freezer, 6 burner with griddle gas cooktop, built-in convection oven and microwave, and a Silgranite sink with garburator. A stylish glass-insert pantry door adds a touch of elegance, while the addition of a butler's pantry with extra storage and a wine fridge takes luxury to the next level. The dining area opens to a balcony with a natural gas BBQ line, while the living room boasts a shiplap fireplace wall with a custom wood mantle, perfect for cozy evenings.

The main floor includes two spacious bedrooms, highlighted by the luxurious primary suite. This retreat features a decorative feature wall, spa-inspired ensuite with double barn door entry, oversized walk-in shower, freestanding soaker tub, dual vanities, and a private water closet. A custom walk-in closet



with built-in drawers and shelving offers exceptional storage. A second bedroom and full bathroom complete this level. Off the main entrance, a thoughtfully designed mudroom and laundry area provide both style and functionality, with ample storage, built-in cabinetry, and direct access to the triple car attached garage.

The fully finished walk-out basement, with 9’™ ceilings and oversized windows, is bright and versatile. It includes a large recreation area with a custom built-in wall unit and surround sound, a cozy family room, and a unique kids’™ climbing wall. Two additional bedrooms, each with their own ensuite and walk-in closet, provide privacy and flexibility for family or guests.

The exterior is equally impressive, featuring Hardie Board siding, decorative lighting, stone walkways, cement edging around landscaped flower beds, and a firepit with grates. The fully fenced backyard with gates ensures privacy, while a doorbell and security camera system add peace of mind. Situated on a quiet street, this home combines the charm of small-town living with the convenience of being minutes from Calgary. Schools, parks, and community amenities are all close by. This home is more than a place to live—it’s a lifestyle.

Built in 2021

Essential Information

MLS® #	A2252440
Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,792
Acres	0.20

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	97 North Bridges Bay Sw
Subdivision	Bridges of Langdon
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Freezer, Garburator, Gas Cooktop, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Private, Street Lighting, Waterfront
Roof	Asphalt Shingle

Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	6
Zoning	R1

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.