



# 36 Bridges Drive Langdon Alberta

\$929,900

Welcome to the picturesque community of Langdon, where small-town charm meets modern luxury in the prestigious Bridges development. This stunning 3-bedroom home, crafted by Kelly Kustom Homes, embodies sophistication and comfort from the moment you arrive. Upon approach, the distinctive architectural design with beautiful stonework and a rare 4-car garage sets this home apart. Enter through the grand foyer, graced with a vaulted ceiling, and ascend to the upper level where refined living awaits. A dedicated office off the front entrance provides an ideal space for a home-based business. The main floor impresses with 9-foot ceilings a soaring ceiling in the family room gives it the spacious feeling, creating an airy and expansive atmosphere. Gather in the spacious living room, warmed by a cozy fireplace, perfect for family gatherings. The adjacent gourmet kitchen features stainless steel appliances, exquisite cabinetry, a flush island, walk-in pantry, and a convenient mudroom leading to the expansive garage. An added delight is the BBQ deck off the kitchen, ideal for outdoor cooking, complemented by a large covered deck off the dining area for hosting gatherings. Completing the main floor is a 2-piece bathroom, enhancing the home's functionality. Upstairs, find a welcoming bonus room perfect for the kids haven allowing for everyones own space! The primary suite offers a serene retreat with ample space for furnishings, accompanied by a luxurious 5-piece ensuite featuring modern fixtures, a spacious walk-in shower, and a soaking tub. Two additional bedrooms provide generous space for family or guests. The basement, also with 9-foot ceilings, offers ample potential for customization to suit your needs. Energy efficiency is assured, with this builder ensuring comfort year-round. Outside, the future development of the Bridges promises scenic walking and biking trails wit...

Foyer 13.33 Ft x 6.33 Ft

Office 11.50 Ft x 8.00 Ft

Living room 11.50 Ft x 8.33 Ft

Dining room 14.75 Ft x 9.08 Ft

Kitchen 11.75 Ft x 10.42 Ft

Family room 18.08 Ft x 14.75 Ft

Bonus Room 21.42 Ft x 14.17 Ft

Primary Bedroom 15.17 Ft x 14.75 Ft

Other 10.83 Ft x 6.42 Ft

5pc Bathroom 15.50 Ft x 6.50 Ft

Bedroom 11.42 Ft x 11.17 Ft

Bedroom 11.42 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)

<http://www.heartandsoldyyc.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

2pc Bathroom 5.25 Ft x 4.92 Ft

Other 11.00 Ft x 5.17 Ft

Other 12.00 Ft x 8.08 Ft

Other 7.00 Ft x 3.08 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Laundry room 6.42 Ft x 5.08 Ft