

\$725,000 - 223 Boulder Creek Bay Se, Langdon

MLS® #A2067803

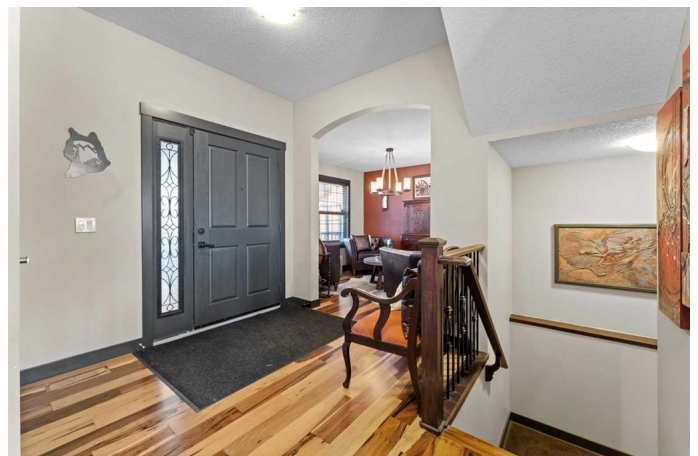
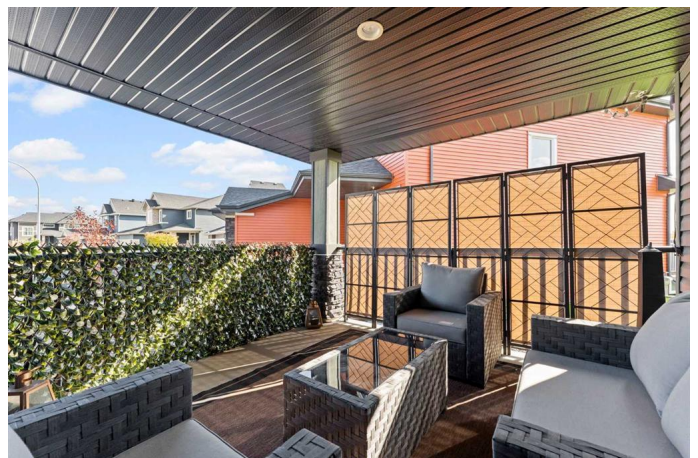
\$725,000

3 Bedroom, 3.00 Bathroom, 2,185 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

This gorgeous home is in a quiet cul-de-sac backing onto green space in Boulder Creek Estates of Langdon. Beautiful curb appeal, with its well-manicured lawns, mature trees, and welcoming front porch, immediately invites you to step inside. The main level features a thoughtfully designed open-concept layout, perfect for entertaining and everyday living. Upgrades and features include top-of-the-line stainless steel appliances, an oversized triple-attached garage, 10-foot ceilings on the main level and 9-foot ceilings downstairs. Also offering 3 spacious bedrooms and 2.5 baths. Convenient den just off the grande foyer, ideal for those who work remotely or need a quiet space for productivity. The gourmet kitchen is a chef's dream, with high-end stainless steel appliances, ample cabinetry, a central island, and a breakfast nook. The great room has a decorative wall-to-ceiling gas fireplace, creating a warm ambiance during chilly evenings. The luxurious primary suite, located on the upper level, features a generous walk-in closet and a spa-like six-piece ensuite bathroom with a soaking tub, a separate shower, and double vanities. Two additional spacious bedrooms and a full bathroom complete the upper level, ensuring ample space for family and guests. The unfinished basement offers a versatile space. Fully fenced and landscaped backyard oasis, where you'll discover a large deck perfect for enjoying morning coffee or summer barbecues. The expansive yard provides endless possibilities



for outdoor activities and gardening enthusiasts. Triple attached front drive, plenty of room for toys. Langdon is a great community to live and play. It offers a peaceful and friendly community with nearby schools, parks, ball diamonds, playgrounds, bike & walking paths, steps to Golf and many amenities. Enjoy the serenity of small-town living while being just a short drive away from the vibrant city of Calgary. Take advantage of the opportunity to make this exquisite property your forever home.

Built in 2015

Essential Information

MLS® #	A2067803
Price	\$725,000
Sold Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,185
Acres	0.20
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	223 Boulder Creek Bay Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Driveway, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Irregular Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 21st, 2023
Days on Market	14
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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