

\$888,000 - 218 Boulder Creek Place, Langdon

MLS® #A2084846

\$888,000

5 Bedroom, 4.00 Bathroom, 2,581 sqft
Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Have you been to Langdon lately? BIGGER LOTS, BIGGER SPACES & BETTER PRICES! This GORGEOUS 5BDRM HOME w MOUNTAIN VIEWS in the estate community of Boulder Creek Estates within the quiet hamlet of Langdon, a superb bedroom community near Calgary! This amazing location offers the benefits of small town living with bigger lots, better prices and great amenities, together with the perk of being just 20 minutes from a major centre. Home is truly jaw-dropping gorgeous ... STEP IN (click 3D video) or book showing to see in person. MAIN FLOOR features spacious entrance, private den, stunning executive kitchen with white cabinetry and top of the line appliances including gas stove and two ovens, huge island, designer lighting package, quartz & granite countertops, walkthrough pantry & more. Living room with gas fireplace & dining room overlook back yard with floor to ceiling windows, superb natural lighting, and views of the Rockies. Mud room & half bath complete this floor. Did we mention 9' ceiling, engineered hardwood flooring, A/C, humidifier, alarm system, and custom window covering package? UPPER LEVEL features superb primary bedroom with mountain views, huge walk-in closet & stunning ensuite bathroom w soaker tub, three additional bedrooms, full 4pc jack-and-jill bathroom, laundry room, and bonus room with views of golf course. BASEMENT is professionally developed with fifth bedroom, full bathroom and spacious recreation room.



GROSS AREA 218 Boulder Creek Place - Langdon
MAIN LEVEL: 1149 SqFt, UPPER LEVEL: 1432 SqFt
BASEMENT: 1149 SqFt, GARAGE: 706.75 SqFt
TOTAL: 2581 SqFt



OVERSIZED TRIPLE 30' x 25' GARAGE is insulated, drywalled and heated (gas). WEST FACING BACK YARD is fully landscaped with mature vegetation, large 29' x 12'/10' deck, underground sprinkler system and fire pit. Front driveway is long enough for RV PARKING. RECENT UPDATES - A/C (approx \$7K), custom window coverings including auto-blinds (\$15K), landscaping (approx \$40K). LANGDON / BOULDER CREEK ESTATES - Langdon is a quiet hamlet next to Calgary with a wide variety of amenities including schools, parks, sports fields, golf course, child care, restaurants, retail and a Farmer's market. Boulder Creek Estates is a golf course community within Langdon with large lots, spacious estate homes, and easy access to 18-hole Boulder Creek Golf Course and surrounding natural spaces. If you're looking for a gorgeous estate home with triple garage in a quiet setting within 20 minutes of Calgary for under \$890K, then this is the one!!!

Built in 2020

Essential Information

MLS® #	A2084846
Price	\$888,000
Sold Price	\$878,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,581
Acres	0.18
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	218 Boulder Creek Place
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Granite Counters
Appliances	Built-In Oven, Central Air Conditioner, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	November 3rd, 2023
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office

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