

\$799,900 - 293 Boulder Creek Crescent, Langdon

MLS® #A2092840

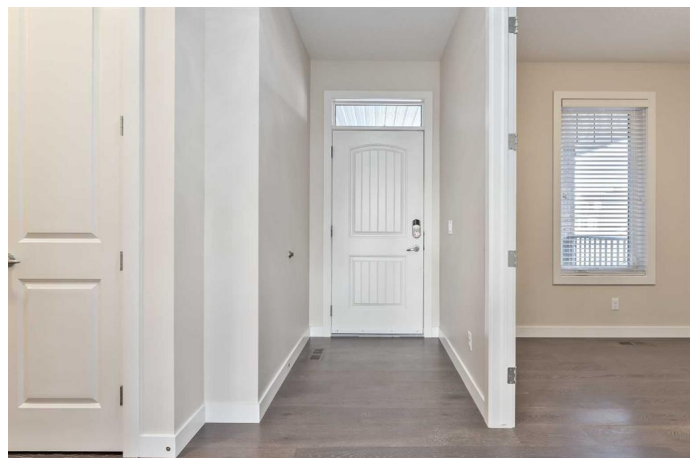
\$799,900

5 Bedroom, 4.00 Bathroom, 2,384 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This 2384 square foot, 5-bedroom family house built by Stepper Custom Homes is in a desirable neighbourhood close to the golf course and offers immediate possession! Upon entering the main floor, you will find a dedicated office, 2-piece washroom, laundry room, and large mud room with built-in lockers. The beautiful, bright, and modern kitchen comes equipped with stainless steel appliances, granite counters, wall-to-wall cupboards, massive island, and a walk-through pantry. The kitchen overlooks the cozy living room that has coffered ceilings, gas fireplace, and direct entry to the backyard. Ten-foot ceilings on the main floor offer an abundance of natural light. The second level offers a comfortable family room and 3 bedrooms, including the primary bedroom with its impressive 5-piece ensuite and walk-in closet. There are 2 more bedrooms, a 4-piece bathroom, large rec room, and plenty of storage in the newly professionally finished basement. Situated on a 60' x 130' lot, this home has a generous-sized, sunny south-facing backyard that been professionally landscaped with new trees and comes with a dog run and storage shed. The spectacular 4-car garage has an exterior man door to the back yard, is insulated and heated, has 220v wiring, its own panel, and comes with a bike rack and TV. Extras in this home include 9-foot interior doors throughout, two TVs, water softener, RO system, central vacuum, as well as high efficiency hot water and furnace. This



incredibly spacious and modern family home is ready for its new owners! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2015

Essential Information

MLS® #	A2092840
Price	\$799,900
Sold Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,384
Acres	0.19
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	293 Boulder Creek Crescent
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Quad or More Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,
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	Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2023
Date Sold	November 16th, 2023
Days on Market	6
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX SOUTHERN REALTY
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