

\$799,900 - 284 Boulder Creek Crescent Se, Langdon

MLS® #A2100337

\$799,900

4 Bedroom, 3.00 Bathroom, 2,730 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to your dream home! Step into luxury with this breathtaking walk-out two-storey home presenting over 2700 square feet of living space, perfectly situated to offer stunning views of the cascading creek on the prestigious Boulder Creek golf course. Prepare to be amazed as you enter the main floor, where an open concept layout invites you into a majestic kitchen equipped with top-of-the-line Kitchen Aid appliances, boasting over 28 feet of cabinets, a magnificent 10-foot island, and a dining space large enough to accommodate even the grandest family gatherings. Stay productive and organized in your spacious home office, complete with a coffered ceiling and dual French doors that provide the utmost privacy. Head upstairs to discover a haven of comfort and style. Four bedrooms await you, along with a convenient walk-through laundry room and a bonus room offering panoramic views of the golf course. Indulge in the ultimate relaxation within the master suite, featuring a luxurious tray ceiling, a generously-sized walk-in closet, and an ensuite bathroom complete with an oversized soaker tub, a magnificent 10 mil glass shower, and an impressive 8-foot long vanity. Natural light floods every room of this remarkable home, thanks to expansive windows that showcase the beauty of the surrounding landscape. The walkout basement, with its 9-foot ceiling, offers endless possibilities for customization and additional living space. Prepare to be



impressed by the gas heated, expansive 1030 sq. ft. 4-car garage, boasting ample room for a workshop and extra wide and tall doors. Adjacent to the garage, a large mudroom welcomes you with 7 feet of custom lockers, perfectly designed for the little ones. Step outside and discover your private oasis with irrigation at the front and back. The backyard offers plenty of space for outdoor activities, while the 180 sq. ft. deck, complete with a stylish glass railing, provides the perfect spot to unwind and take in the beauty of your surroundings. Conveniently located near green spaces, shopping centers, schools, and all other amenities, this home truly offers the best of both worlds. Don't miss the opportunity to make this extraordinary property your own. Book your viewing today!

Built in 2017

Essential Information

MLS® #	A2100337
Price	\$799,900
Sold Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,730
Acres	0.19
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	284 Boulder Creek Crescent Se
Subdivision	Boulder Creek Estates

City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	February 9th, 2024
Days on Market	28
Zoning	r-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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