

\$765,000 - 50 Boulder Creek Manor Se, Langdon

MLS® #A2101941

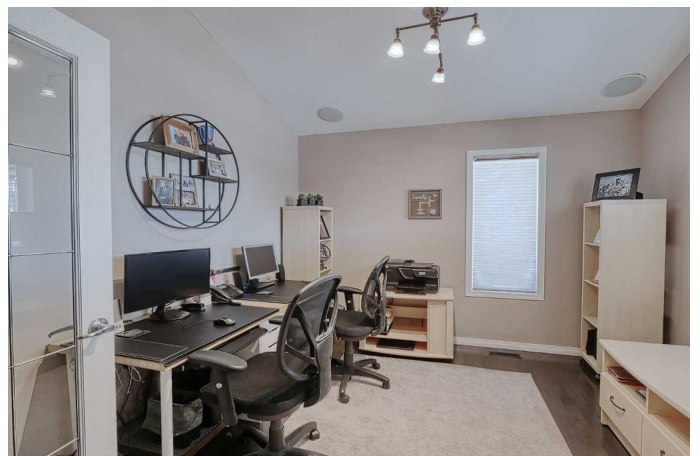
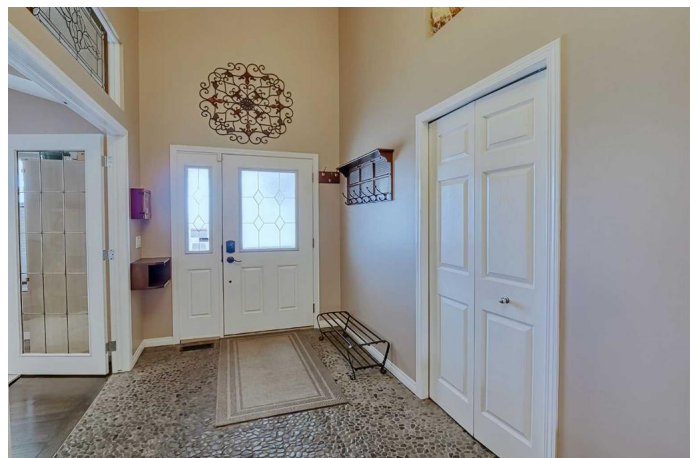
\$765,000

2 Bedroom, 2.00 Bathroom, 1,841 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Beautiful curb appeal welcomes you to this large custom built bungalow offering 1,841 SF above grade living space and an over-sized attached TRIPLE garage with INFLOOR HEAT. Perfectly located on a quiet street with a tranquil and private WEST facing backyard featuring a composite deck, expansive stone patio and walkways, water feature, irrigation system and a Dynasty Swim Spa (16' x 8'). Open the front door to soaring vaulted ceilings, tile and hardwood throughout, spacious kitchen with large center island with breakfast bar, undercabinet lighting, stainless steel appliances and corner pantry. Easy transition into the living room with cozy gas fireplace and breakfast nook, giving access to the backyard. The formal dining room is perfect for entertaining guests and den with French door access makes for a great home office. The Master Bedroom, also with vaulted ceilings and garden door access to the deck, is complete with a walk-in closet and spa inspired 5 piece ensuite with Ultra Hydro-thermal Massage tub and separate shower. A second bedroom, 4 piece bathroom and laundry/mud room complete this level. The basement, with infloor heat, is unfinished and is waiting for your personal touch. Other features include: 3 Overhead storage racks plus a tire storage rack, built-in metal storage cabinets and work counter in garage, exposed concrete driveway, Cedar lockable privacy 9' high enclosure around swim spa and on exposed 12'x24' concrete pad with composite



steps & landing and numerous fruit trees throughout. Enjoy all that Langdon has to offer!

Built in 2008

Essential Information

MLS® #	A2101941
Price	\$765,000
Sold Price	\$757,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,841
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	50 Boulder Creek Manor Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2024
Date Sold	February 22nd, 2024
Days on Market	36
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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