

\$639,900 - 82 Boulder Creek Manor Se, Langdon

MLS® #A2105512

\$639,900

3 Bedroom, 3.00 Bathroom, 1,964 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

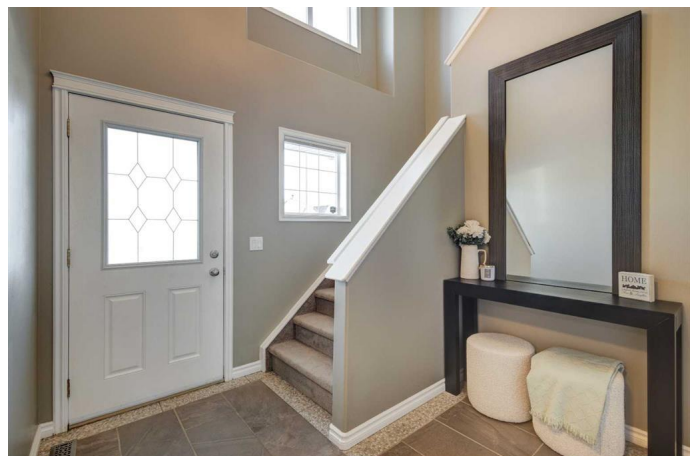
OPEN HOUSE CANCELLED. Where do I begin with this home?Â Thereâ€™s so much to tell you.Â Nestled in the beautiful golf course community of Boulder Creek Estates sits this 1960+ sq ft 2-storey, located on a quiet street where you can watch the kids play from the front porch. Â It features 3 bedrooms, 2.5 baths, bonus room, kitchen with breakfast bar and newer black stainless appliances, family room with stone surround gas fireplace, home office, and main floor laundry.Â It has a double attached, heated garage wired for 220, and ready for an EV charging station. Everything mechanical has been recently updated to the highest standard, including a high efficiency furnace, steam humidifier, heat pump/AC unit, water softener, hot water tank, and reverse osmosis filtration system .Â Then we get to the yard - and wow, what a yard it is! South -facing with an enormous deck, gas fire pit, patio and still tons of room for the kids and dogs to play.Â It is fully landscaped and offers you the perfect spot to entertain while still staying private from your neighbours. This is one of those opportunities you canâ€™t pass by.Â See it NOW before someone else ends up in the home that was meant to be yours.

Built in 2006

Essential Information

MLS® #

A2105512



Price	\$639,900
Sold Price	\$639,400
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,964
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	82 Boulder Creek Manor Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage, Oversized

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Fireplace(s), Forced Air, Heat Pump, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2024
Date Sold	February 16th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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