

\$845,000 - 230 Boulder Creek Court Se, Langdon

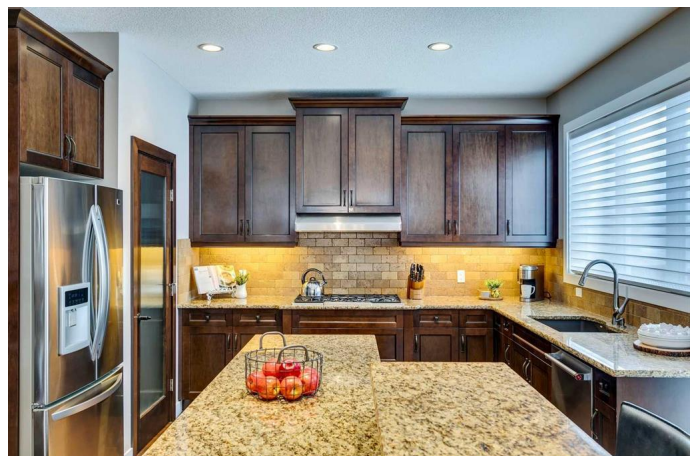
MLS® #A2106352

\$845,000

5 Bedroom, 4.00 Bathroom, 2,673 sqft
Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

| WALK UP LOWER LEVEL | HEATED TRIPLE GARAGE | 5 BEDROOMS | Fall in love with this unparalleled family home, perfectly situated in the most welcoming cul-de-sac of Boulder Creek Estates. With 4,081 SQ FT of living space this beautiful home has absolutely everything youâ€™re dreaming of! Youâ€™ll be impressed the moment you walk in with 10 FT CEILINGS, tons of NATURAL LIGHT, expansive WIDE PLANK FLOORING, and an impressive DUAL-SIDED SLATE TILE FIREPLACE, creating a warm and inviting atmosphere that seamlessly blends sophistication with comfort. The kitchen is the heart of this home, where family and friends naturally gather around the MASSIVE GRANITE ISLAND. Features include a 5-burner GAS COOKTOP, undermount lighting, STAINLESS STEEL appliance, tons of STORAGE, large WALKTHROUGH PANTRY and EATING BAR. The kitchen seamlessly connects to the dining area and living room offering a BRIGHT and OPEN main floor. Front flex room with FRENCH DOORS is an ideal OFFICE, music room or study. Youâ€™ll enjoy the convenient MUDROOM with built-in cubbies and separate LAUNDRY room with storage. Upstairs unwind with the family in the BONUS ROOM. Relax in the OVERSIZED primary bedroom with DUAL VANITIES, corner SOAKER TUB, separate shower and large WALK-IN CLOSET. 2 additional bedrooms and 4-piece bathroom. DEVELOPED WALK-UP LOWER LEVEL



boasts a large rec space with enough room for a theatre, gym space, play areaâ€¦.anything you need. 2 additional bedrooms ideal for family, guests or extra office space. 4-piece bathroom and storage. Exterior stairs lead up to the LARGE DECK with HOT TUB. Tons of backyard space for the kids to run around. HEATED TRIPLE GARAGE with oversized driveway long enough for RV PARKING! Bonus features include CENTRAL AIR CONDITIONING, INSTANT HOT WATER TANK, and UNDERGROUND SPRINKLERS. Amazing location! Youâ€™ll love the family friendly neighbourhood, parks, schools (including Horseshoe Crossing High School opening 2024), Boulder Creek Golf Course and amenities. This is your DREAM HOME!

Built in 2010

Essential Information

MLS® #	A2106352
Price	\$845,000
Sold Price	\$820,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,673
Acres	0.18
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	230 Boulder Creek Court Se
Subdivision	Boulder Creek Estates
City	Langdon

County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	9
Parking	Triple Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 11th, 2024
Days on Market	19
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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