

\$1,025,000 - 400 Boulder Creek Bay Se, Langdon

MLS® #A2111337

\$1,025,000

4 Bedroom, 3.00 Bathroom, 1,924 sqft

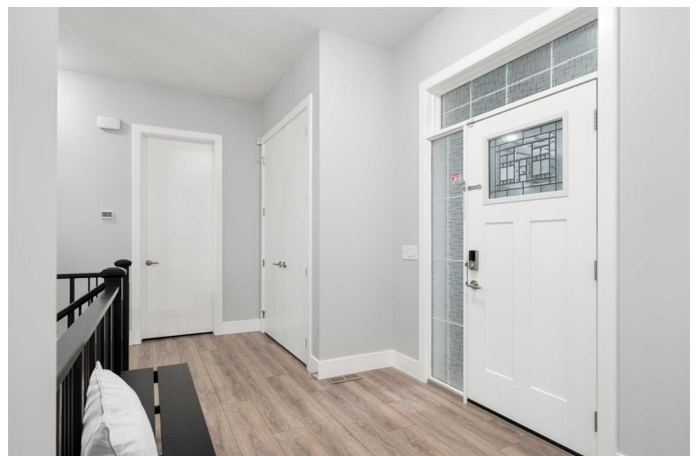
Residential on 0.21 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Langdon & Welcome Home!

BOULDER CREEK ESTATES is adjacent to the GOLF COURSE and hosts many Families and EMPTY Nesters. It is quietly located on the Edge of Town but still close proximity to all the amenities the Town and Nearby Calgary can offer. If you are looking for that small town feel but still need your Timâ€™s

Double/Double in the morning you have found it! Maybe you are planning to build but just canâ€™t wait? This home has never truly been lived in and some finishings have never been used! Why you ask? Contact your agent to get the details! In the mean time, letâ€™s get to it! TO LOVE: UPGRADED KITCHEN â€“ THOR GAS RANGE (yes, actually!) and POT FILLER, Top of the Line Kitchen-Aid Refrigerator (Commercial), Wall Oven Combo and Dishwasher, a Luxury Range Hood that actually costs more than a car and is shinier too, Quartz Counters that adorn the Extra Tall Shaker Style Cabinetry with In-Cab Lighting & Soft Close Hardware, Beverage Fridge, Walk-Through Pantry with Built-in Shelving, In-Tap Water Filtration to complement the Culligan Water Softener System, Linear Electric Fireplace, 8 Foot SOLIDCORE Doors, Ultra Wide Luxury Vinyl Plank! This is also a SMART HOME wired for data and sound, with CONTROL4 HOME AUTOMATION along with Vivint and Security Cameras! Lighting could use a whole paragraph, but GEMSTONE Lights and Wired In-Ground Landscape Lighting to start along with Stunning Designer



Fixtures. We cannot forget all of the Bath and Tile Upgrades, Custom Built-ins, and 3 Walk-in Closets along with Huge Linen Storage. Yes, it has a THEATRE ROOM ready to go with PROJECTOR, SCREEN & SPEAKERS all included. More??? HEATED TRIPLE CAR GARAGE with a 46'™ Driveway (yes you could park 9 vehicles, but I mean don't??? Leave room for your TRAILER! MASSIVE Corner Lot with NO SIDEWALK to shovel, Professional Low Maintenance Landscape with Artificial Turf, Rock and Stone, Relaxing Ornamental Water Feature and Pond along with a Patio, Composite Deck and in-ground SPRINKLER SYSTEM. This was built by BROADVIEW and still has the balance of the WARRANTY!! Easy to View and Immediate Possession Available. Come for a visit today!

Built in 2020

Essential Information

MLS® #	A2111337
Price	\$1,025,000
Sold Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,924
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	400 Boulder Creek Bay Se
Subdivision	Boulder Creek Estates
City	Langdon

County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	9
Parking	Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	City Lot, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped, Level, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 23rd, 2024
Days on Market	22
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office KIC Realty

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