

\$949,900 - 444 Boulder Creek Bay, Langdon

MLS® #A2114354

\$949,900

4 Bedroom, 3.00 Bathroom, 2,567 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to your new family oasis! This immaculately maintained home, nestled in a quiet cul-de-sac in Boulder Creek Estates, offers the perfect blend of comfort, convenience, and luxury. Enter through the covered front porch to be greeted by gorgeous luxury vinyl plank flooring. To the right you will find the spacious office with custom built in cabinetry providing functionality and organization. The open concept main floor has ample room for entertaining guests and creating lasting memories. The family living area has a gas fireplace with a mantle, floor to ceiling tile and built-ins for storage. Prepare to be wowed by the chef's kitchen, perfect for the culinary enthusiast with gas range top, double wall ovens and featuring an enormous island with granite countertop and a built-in wine fridge. Effortlessly access your kitchen essentials in the walk thru pantry with easy access to the garage. Built-in lockers in the mud room will help to keep the family's belongings tidy and organized. The main floor finishes off with a half bathroom. Upstairs includes 4 good size bedrooms. Inside the primary suite there is room for all of your furniture including a king size bed and features a walk in closet and spa style ensuite to relax and unwind in your own private sanctuary. Upper floor laundry room is both convenient and elegant with built-in cabinets and shelving. A spacious bonus room has space for a large sectional for cozy family movie nights. This home comes equipped with a fully finished,



insulated and heated 4 car garage that features epoxy flooring and a sink with hot and cold water so you can keep any mess outside and includes the cabinets and workbench. The yard is thoughtfully landscaped with raised garden beds, underground sprinklers and stamped concrete walkways and fire pit surround. Stay cool all summer long with the central air conditioning. Newly installed Gemstone permanent lights will effortlessly illuminate your home all year round with color choices for every holiday. This meticulously crafted home offers a rare opportunity to enjoy luxury living in the quant hamlet of Langdon. Don't miss outâ€”schedule a viewing today and make this your forever family home!

Built in 2018

Essential Information

MLS® #	A2114354
Price	\$949,900
Sold Price	\$940,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,567
Acres	0.19
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	444 Boulder Creek Bay
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	7
Parking	Driveway, Quad or More Attached

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 23rd, 2024
Days on Market	7
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.