

\$854,900 - 425 Boulder Creek Way Se, Langdon

MLS® #A2119122

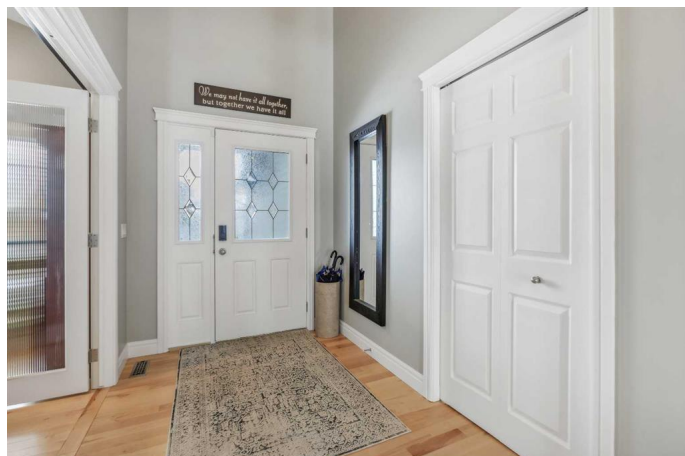
\$854,900

4 Bedroom, 4.00 Bathroom, 1,820 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Your bungalow dreams have been answered!! Fully finished, 4 bedrooms, heated triple car garage and did we mention the view?? This beauty is located in the prestigious and sought after Boulder Creek Estates in Langdon and backs onto hole #1 of The Track Golf Course. If the irresistible curb appeal and spacious covered front porch retreat donâ€™t already have you picturing this as your new home just wait until you step inside. The spacious open concept design with soaring vaulted ceilings complete with skylights, a dramatic 3 tiered stone fireplace and an abundance of natural light create a warm & welcoming feel. At the front entrance youâ€™ll pass a private front office with textured glass French doors & plenty of windows perfect for working or studying from home. Next is the formal dining space where you can imagine hosting intimate dinners for 2 or 10. The rest of the main floor is open concept with that stunning fireplace being the focal point of the living room. In the kitchen youâ€™ll appreciate the chefâ€™s quality stainless steel appliances including an oversized double door refrigerator, double wall ovens and glass cooktop. The kitchen flows seamlessly into a terrific eat-in dining area with a picture window showcasing your open golf course view as well as easy access to your back deck & yard. There are 2 bedrooms on this level including a spacious primary retreat complete with a 5 pc ensuite, walk in closet & direct access to your back deck. A second bedroom, a recently updated full bath and well



equipped laundry room with built in storage and sink round out this level. A world of possibility exists for the incredible fully finished basement! A huge open recreation area complete with a wet bar featuring a full fridge, wine fridge, bar sink and ample storage make this the ideal space for entertaining or hanging out as a family. Youâ€™ll find 2 additional bedrooms down here including a second primary style bedroom with ensuite bath and washer & dryer. What a wonderful opportunity to provide a private self contained space for your teenager, extended family members or guests. There is a second bedroom, a recently updated 2 pc bathroom and ample storage space. Outside the West facing backyard is huge with an expansive upper deck and endless views of the golf course with minimal risk of stray golf balls winding up in your yard. There is plenty of room to park your RV beside the driveway as well as your boat beside the garage. Last but not least is the 3 car heated garage with epoxy floors - a welcome indulgence year round! This home is fully decked out with all the comforts you could want including central air conditioning, 2 furnaces, 2 new hot water tanks, a water softener, outdoor LED trim lights and all except one of the South and West facing windows have been recently upgraded to triple pane with window tint on the West windows. This home has so much to offer and the location canâ€™t be beat!! Book your showing today and fall in love with living in Langdon.

Built in 2008

Essential Information

MLS® #	A2119122
Price	\$854,900
Sold Price	\$840,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	425 Boulder Creek Way Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X3

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, No Neighbours Behind, Landscaped, Street Lighting, On Golf Course, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	May 17th, 2024
Days on Market	42
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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