

\$824,900 - 405 Boulder Creek Way Se, Langdon

MLS® #A2119317

\$824,900

4 Bedroom, 4.00 Bathroom, 2,639 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Discover your dream family home nestled in an idyllic setting **BACKING DIRECTLY ONTO THE FIRST TEE OF THE TRACK GOLF COURSE**. This exquisite two-storey residence boasts over 3600 sq ft of meticulously crafted living space, complete with all the luxurious amenities you desire. Step into the heart of the home, a chef's haven featuring granite countertops, an expansive island with breakfast bar, stainless steel appliances, and a convenient walk-thru pantry. A stunning two-sided gas fireplace serves as a focal point, dividing the spacious living and dining areas, perfect for hosting gatherings with loved ones. Immerse yourself in elegance with gleaming hardwood and tile floors throughout. The main floor den offers a quiet retreat for remote work, while a sprawling mudroom connects the garage to the laundry room and the walk-thru pantry directly to the kitchen for added convenience. Upstairs you will discover a bonus room with built-in shelves and a lavish primary suite boasting a five-piece ensuite with a corner soaker tub, dual sinks, and a large walk-in closet. Two additional generously sized bedrooms and a full four-piece bath complete the upper level. The fully developed basement provides ample space for relaxation and entertainment, featuring a fourth bedroom, full bath, recreation room that is ideal for a pool table or ping pong table, large family room, music room/study, and abundant storage options. For car enthusiasts, you will love the heated **GARAGE THAT IS BIG ENOUGH FOR**



FOUR VEHICLES AND MORE, a handy workbench with built-in cabinets offering ample storage and work-shop space plus convenient direct backyard access. Indulge in outdoor living as you sip your morning coffee on the front veranda or entertain family and friends on the west-exposure two-level deck, overlooking the extensively landscaped backyard with a captivating water feature, with the added bonus of backing directly onto the golf course. Situated in the esteemed Boulder Creek Estates area of Langdon, enjoy proximity to parks, nature trails, and The Track Golf Course, ensuring a lifestyle of leisure and luxury.

Built in 2009

Essential Information

MLS® #	A2119317
Price	\$824,900
Sold Price	\$790,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,639
Acres	0.19
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	405 Boulder Creek Way Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta

Postal Code T0J 1X3

Amenities

Parking Spaces 6

Parking Oversized, Quad or More Attached, Tandem, Workshop in Garage

Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Dining Room, Double Sided, Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Close to Clubhouse, Landscaped, On Golf Course, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2024

Date Sold July 25th, 2024

Days on Market 84

Zoning DC-85

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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