

\$749,900 - 556 Boulder Creek Bay Se, Langdon

MLS® #A2119516

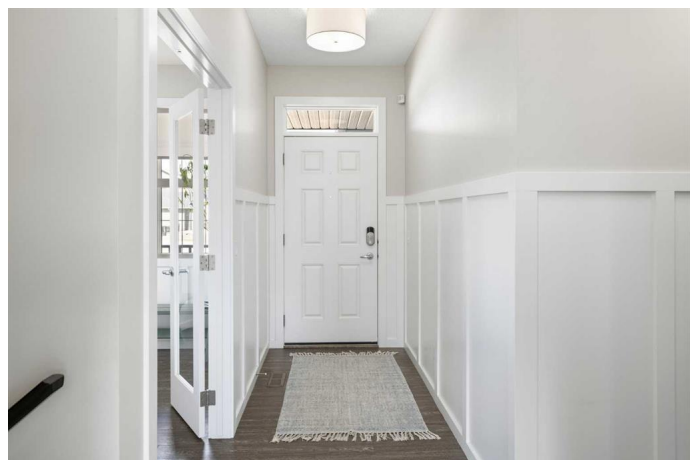
\$749,900

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

OPEN HOUSE Saturday 1:00-3:00pm -
GORGEOUS PRISTINE FAMILY HOME!!
SHOWS 10/10+!! This home has numerous
UPGRADES & special features including
CENTRAL AIR CONDITIONING!! From your
first step inside you will appreciate the
CUSTOM MILLWORK and FRENCH DOORS
to the main floor office/den, luxury vinyl plank
flooring, 9 foot ceilings and wrought iron stair
railings. Feel the sunshine streaming in
through the extra large, SOUTH-FACING
windows in the great room with cozy fireplace.
The eat-in kitchen features stainless steel
appliances (Frigidaire Gallery refrigerator &
dishwasher) an ISLAND, convection oven
(with gas line) and WALK-THRU PANTRY.
The home has GRANITE throughout. The
main floor is complete with a stylish 2pc bath
and convenient MUDROOM to keep kids
backpacks and shoes organized. The upper
floor features a generous laundry space, a 4pc
bath, large BONUS ROOM with
SOUTH-FACING WINDOWS & 3 good size
bedrooms. The primary bedroom offers a full
ensuite with double vanity, SOAKER TUB &
walk-in closet. The lower level is awaiting your
ideas and has rough-in plumbing for a future
bathroom. The super tidy garage is an
insulated EXTRA LARGE DOUBLE with epoxy
floor and has HOT/COLD running water --
great for washing dogs, kids, etc. Outside you
will find one of the largest backyards in
Boulder Creek Estates!! So much space for
kids to play!! Enjoy grilling outside on your



nice sized deck (with gas line). The yard is fully landscaped including planter box, fenced garden area and fire pit. Being a corner lot, it may be possible to add a large gate and RV pad and/or build a second garage? There is a kids park and basketball courts at the end of the cul-de-sac (300 meters away). Short walk to the Boulder Creek Golf Course, also close to green spaces, shopping, school with NEW HIGH SCHOOL to open Fall 2024.

Built in 2017

Essential Information

MLS® #	A2119516
Price	\$749,900
Sold Price	\$741,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,295
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	556 Boulder Creek Bay Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Insulated, Oversized
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Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 5th, 2024
Days on Market	25
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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