

\$789,400 - 101 Boulder Creek Manor Se, Langdon

MLS® #A2120381

\$789,400

4 Bedroom, 4.00 Bathroom, 2,422 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Nestled against the serene backdrop of the GOLF COURSE, this remarkable ESTATE home boasts over 3300 square feet of FULLY FINISHED living space on a sprawling 8,277 square foot lot tucked away in a QUIET Crescent, offering captivating open VIEWS of the golf course from every angle. This family home is the complete package featuring an OVERSIZED TRIPLE car garage, 4 bedrooms, 4 bathrooms and loads of upgrades throughout that you will absolutely love. Pass a cozy front porch on your way into this stunning home. A large front office is the perfect space for anyone who works from home and you will absolutely love the floor to ceiling feature fireplace that captures your attention as soon as you step into the home. The main floor is massive and is complete with Chef's Kitchen featuring full height white cabinetry, loads of cabinet space, GRANTIE countertops, custom tile backsplash and a massive pantry. The large living area is complete with a built-in entertainment unit and is framed by tons of huge windows that allow you to take in the views out back. Designed with families in mind, the main floor boasts a vast mudroom with built-in lockers and huge storage room that is also roughed in for main floor laundry. Upstairs, three spacious bedrooms await, including the primary Suite, complete with a king-size bedroom area, luxurious 5-piece ensuite featuring a dual vanity, soaker tub, and walk-in shower, as well as a large walk-in closet with laundry facilities.



The two additional bedrooms are generously sized as well and share a second full bathroom, ideal for families. The fully finished basement is light and bright with massive oversized windows. A huge rec room provides space for a media room, games area or Hobby space, plus there is another large storage room that could be further developed if desired. A large 4th bedroom is paired with a stunning spa-like bathroom which needs to be seen to be appreciated. Finished with a huge two person JACUZZI tub, modern vanity and stunning oversized tile shower with cobblestone floor. The backyard is huge and provides space for running, playing and anything your heart desires. All this plus it is paired with the gorgeous Golf Course views behind it. This AMAZING home has SOO MANY things you will LOVE!! NEW shingles last year, NEW hot water tank (2022), an OVERSIZED TRIPLE garage that offers plenty of space for all your vehicles and toys, underground sprinklers with upgrades module + enjoy the massive backyard overlooking the golf course!!

Built in 2007

Essential Information

MLS® #	A2120381
Price	\$789,400
Sold Price	\$780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,422
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	101 Boulder Creek Manor Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
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Date Sold	April 19th, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office Greater Property Group

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