

\$779,500 - 627 Boulder Creek Drive Se, Langdon

MLS® #A2121192

\$779,500

3 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Retirees and empty nesters, here is the FOREVER HOME you have been searching for! This exquisite FULLY FINISHED WALKOUT BUNGALOW is a home that you and your family can grow in to and love for years to come. Located on one of the most desirable lots in the sought after community of BOULDER CREEK. Youâ€™ll enjoy SWEEPING VIEWS of the lush fairways of THE TRACK GOLF COURSE coupled with the added privacy of siding onto an open GREEN-SPACE. Fall in love at first sight with the outstanding curb appeal, impeccable landscaping and SPACIOUS COVERED FRONT PORCH where you can picture yourself enjoying a peaceful morning coffee. The grand entryway with SOARING CEILINGS and a dramatic ARCHED WINDOW welcome you into this elegant & comfortable home. A bright and sunny OFFICE WITH DOUBLE FRENCH DOORS is ideally located just inside the front entrance allowing for a private space to work or study from home. Be prepared to be wowed as you make your way to the main living area where youâ€™ll find SOARING VAULTED CEILINGS, a seamless OPEN FLOOR PLAN and a WALL OF WINDOWS SHOWCASING YOUR BREATHTAKING VIEWS. The 2 way FLOOR TO CEILING STACKED FIREPLACE with natural wood mantel is a thing of beauty that adds both warmth and ambience to the space. Even the most discerning chef will approve of the CLASSICALLY STYLED GOURMET

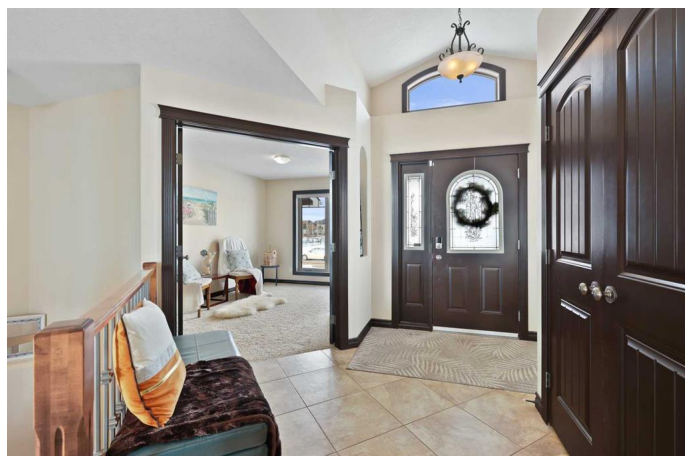


KITCHEN that is loaded with all the bells & whistles including GRANITE COUNTERS on the raised breakfast bar with seating, a GAS RANGE, built in microwave, appliance garage and a spacious WALK THROUGH PANTRY leading to a good sized mudroom off of the garage. The attached dining area leads to your expansive MAINTENANCE FREE COMPOSITE upper deck where you can enjoy dining, relaxing and convenient grilling with a NATURAL GAS LINE for your BBQ. The primary bedroom located on the main level is a LUXURIOUS RETREAT with a FIREPLACE, vaulted ceilings, expansive windows, 5 PC ENSUITE offering his & hers vanities, a SOAKER TUB, separate shower and a generous walk in closet. Enjoy IN-FLOOR HEATING throughout the main floor for the ultimate comfort and BUILT IN CEILING SPEAKERS for an immersive entertainment experience. The bright and sunny WALK OUT BASEMENT is the ideal sanctuary for your teenagers, guests or other family members. The spacious family room with large windows and a well equipped WET BAR is a wonderful space to entertain friends or hang out as a family. There are 2 good sized bedrooms plus 2 more flex rooms to use as a home gym, 2nd office, craft room or whatever suits the needs of your household. A full bath, laundry room and storage/utility room round out this level which is kept comfortable year round thanks to IN-FLOOR HEATING throughout. The BACKYARD OASIS is huge with plenty of room for kids and pets to play as well as a STAMPED CONCRETE COVERED PATIO for a cozy place to relax and entertain out of the sun. 6 ZONE UNDERGROUND SPRINKLER SYSTEM, storage shed & a man door to the ATTACHED DOUBLE GARAGE make yard work a breeze.

Built in 2007

Essential Information

MLS® #	A2121192
Price	\$779,500
Sold Price	\$773,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold



Community Information

Address	627 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, On Golf Course, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	May 17th, 2024
Days on Market	38
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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