

\$979,000 - 246 Boulder Creek Place, Langdon

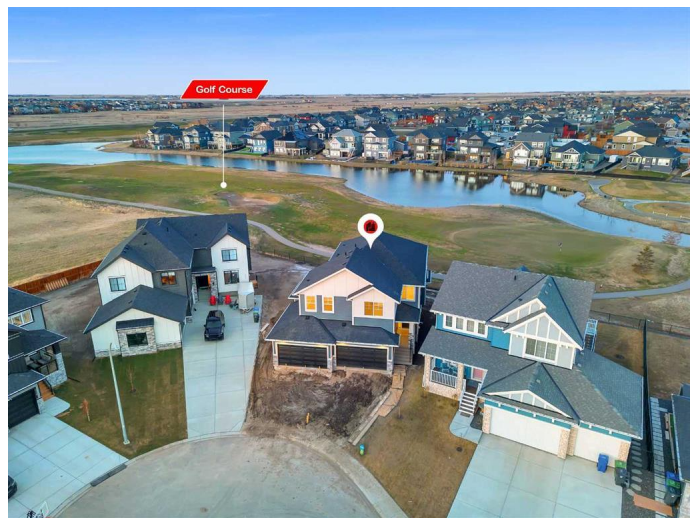
MLS® #A2127440

\$979,000

5 Bedroom, 4.00 Bathroom, 3,044 sqft
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

BACKING ONTO GOLF COURSE! HUGE LOT (8,600+ SQ FT)! QUAD OVERSIZED GARAGE! SEPARATE ENTRANCE, WALK-OUT BASEMENT! HIGH END FINISHING! Located in a quiet and gorgeous cul-de-sac in the upcoming neighborhood of Boulder Creek Estates! This **BRAND NEW HOME** offers almost 3100 SQ FT of Quality Luxurious Living Space with 5 Bedrooms, 3.5 Bath and Attached **QUAD** Garage! Spacious foyer leads you into simple and functional Open Floorplan Concept with Stunning Finishing! Main floor offers half bath, office, dining, family room (**OPEN TO ABOVE**) with fireplace and eating nook with access to your deck that **OVERLOOKS THE GOLF COURSE!** The kitchen is a culinary dream, boasting an Oversized Island, Quartz Countertops, Modern Appliances (as per builder spec) and **BUTLER PANTRY!** Make your way to the upper level where you will find a loft with access to your balcony, 3 well-sized Bedrooms and 3 **FULL** baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with its own 5 PC ensuite and **W.I.C!** Another thing to note is that 3 out of 4 bedrooms have a **W.I.C** and also have **DIRECT ACCESS** to a washroom! 2 bedrooms share Jack and Jill access to a washroom. This home is just walking distance from a Golf Course and has easy access to schools, shopping, restaurants and more! In addition to all these amazing features, you also have Glenmore Trail that will easily guide you to Calgary! Photos are from another



house, to similar spec, by the same builder.

Built in 2024

Essential Information

MLS® #	A2127440
Price	\$979,000
Sold Price	\$961,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,044
Acres	0.20
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	246 Boulder Creek Place
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Quad or More Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	June 6th, 2024
Days on Market	37
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.