

\$829,900 - 519 Boulder Creek Drive Se, Langdon

MLS® #A2129029

\$829,900

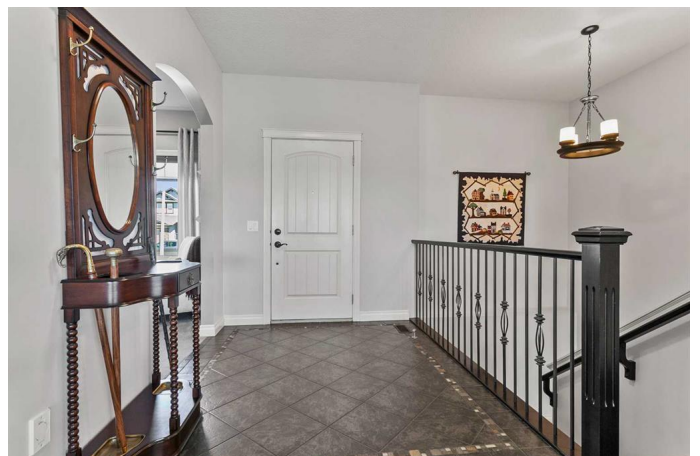
3 Bedroom, 3.00 Bathroom, 1,635 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Experience luxury living in the sought after golf community of Boulder Creek Estates. Don't miss your chance to call this exceptional, and rare, fully finished walkout bungalow home.

Perfectly situated backing onto the 10th hole of the Track Golf Course giving you the benefit of expansive open golf course views with no threat of being hit by errant golf balls. The side entry garage style of this home offers optimal curb appeal. Inside, the spacious and open floor plan is designed to showcase your breathtaking views with high ceilings and plenty of large South facing windows. The welcoming front entryway leads you past an open designated home office space into the heart of the home that will accommodate all aspects of your life from entertaining to everyday family living. A gorgeous stone fireplace anchors the main living area which flows seamlessly into your dream kitchen and dining area. The spacious and well laid out kitchen manages to feel both cozy yet luxurious with on trend 2 tone cabinetry with a built in china cabinet, a huge counter height stone island with seating, gleaming stainless steel appliances, including a gas range with double ovens, and a corner pantry. The dining room is conveniently situated right next to the kitchen and provides a door to your back deck for easy grilling and outdoor dining. Rich wide plank hardwood flooring, contemporary lighting and fresh paint throughout make this feel like a brand new home. Your luxurious primary retreat is also located on this level and comes



complete with a 5 pc spa inspired ensuite and a large walk in closet. This main level is rounded out by a 4 pc bath and a huge laundry room / mudroom with built-in bench and tons of storage. Perfect for keeping even the busiest of families organized. The lower walk out level is well designed to accommodate large scale entertaining with a large dry bar with beverage fridge, a stylish farmhouse style gas fireplace, and perfect indoor/outdoor flow to take advantage of your beautiful backyard space that includes a ground level covered patio and immaculate landscaping. When you're not busy entertaining you'll love hanging out in this space watching movies or playing games as a family. There are also 2 good sized bedrooms down here that share a 3 pc bath complete with in floor heating. It's the ideal space for your teenagers, extended family members or guests. And there is still ample storage room available. An oversized double garage rounds out this amazing home that offers almost 3000 sq ft of luxury living in an unbeatable location. You're going to love living in Langdon where you'll enjoy a wonderful quality of life and friendly small town feel without having to compromise on convenience and amenities. Come find out why everyone is falling in love with Langdon.

Built in 2010

Essential Information

MLS® #	A2129029
Price	\$829,900
Sold Price	\$820,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,635
Acres	0.19

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	519 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Gazebo, Front Yard, Lawn, No Neighbours Behind, Landscaped, Underground Sprinklers, On Golf Course
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 21st, 2024
Days on Market	7
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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