

\$879,000 - 553 Boulder Creek Circle Se, Langdon

MLS® #A2130209

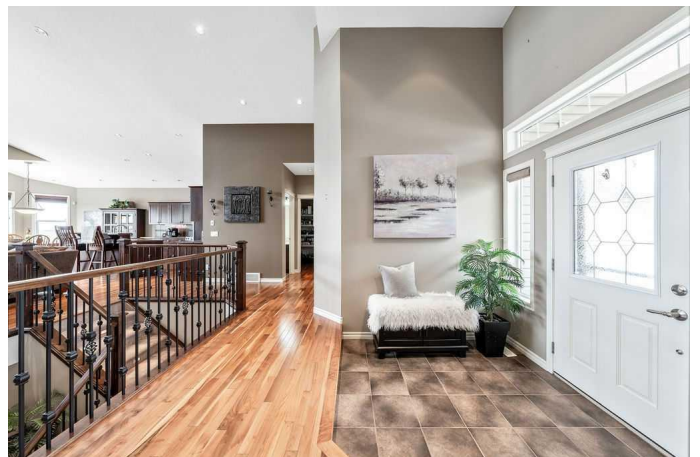
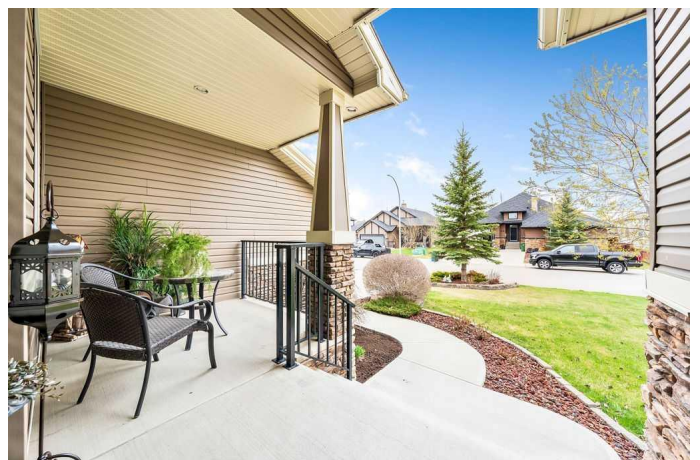
\$879,000

4 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Have you been to Langdon lately? Bigger lots, better prices, great amenities and amazing GOLF COURSE LIVING make it an appealing choice for many! This gorgeous ESTATE WALKOUT BUNGALOW is a must see with its 3400sq.ft.+ of living space, superb location backing onto Boulder Creek Golf Course, and stunning views of rolling landscapes, ponds and beautiful mature vegetation. Step in (click 3D for walkthrough video), and you will see quality, warmth and ambiance throughout this custom home. MAIN LEVEL features spacious entrance, vaulted ceiling, large living room with gas fire place, open dining area and kitchen with walkthrough pantry, island and stainless steel appliances. Large windows overlooking the golf course define this space and exude an elegant sophistication from morning â€til night. Primary ensuite is spacious and features walk-in closet and ensuite bathroom. Main floor den (also functions as second bedroom), main floor laundry, and half bath complete this level. LOWER LEVEL features 9â€™™ ceiling, huge recreation room with gas fire place, and offers plenty of space for TV area as well as games room. Two more large bedrooms, each with walk-in closets, complete this level. Did we mention the walnut hardwood flooring, the AC, the permanent LED SOFFIT LIGHTING by Trim Lights, the OVERSIZED (19`7" x 23`6") HEATED GARAGE, and VIEWS ALL AROUND? The OUTDOOR LIVING of this home is equally stunning, with welcoming front



porch large enough for table and two chairs,
huge balcony off of living room / dining room
overlooking golf course for lounging, and
beautifully landscaped backyard with covered
patio area w exposed aggregate concrete,
garden beds, mature trees, and manicured
yard. If youâ€™re looking for a gorgeous
walk-out bungalow in a tranquil setting with
great neighbours, all under \$900K, then THIS
IS IT!!!

Built in 2008

Essential Information

MLS® #	A2130209
Price	\$879,000
Sold Price	\$880,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,697
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	553 Boulder Creek Circle 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, Front Drive, Heated Garage, Insulated, Oversized
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Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 20th, 2024
Days on Market	10
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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