

\$829,900 - 550 Boulder Creek Circle Se, Langdon

MLS® #A2138309

\$829,900

4 Bedroom, 3.00 Bathroom, 1,979 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome home! A meticulously renovated 4-bedroom bungalow, just steps away from the golf course in the heart of Boulder Creek Estates, located in the charming town of Langdon. The formal entrance leads to a stunning open concept living space that has been tastefully redesigned, seamlessly blending the gourmet kitchen, dining area, and expansive living room. A chef's dream kitchen boasting a 48" refrigerator, 6-burner gas range, built-in double wall ovens, and a sprawling island - the perfect hub for both everyday cooking and entertaining. Escape to your spacious primary bedroom retreat, complete with a spa-like ensuite bathroom featuring heated floors for the ultimate relaxation and comfort. Rounding off the main level, dedicated office with large windows, second bedroom, 4pc bathroom and mudroom with plenty of storage and laundry. The fully finished basement with 9ft ceilings includes, a family room, wet bar, pool table, gym, 4pc bathroom, two additional bedrooms, and tons of storage, offering ample space for family, recreation, and guests. The insulated and heated oversized double car garage provides the perfect space for vehicle storage and workspace. Outside, unwind on the deck, patio, or by the fire pit in your south-facing backyard, surrounded by serene mature trees and an underground sprinkler system for effortless maintenance. Additional Features to complete this beautiful home; New triple pane energy-efficient windows upstairs, Central Vac



and Air conditioning. Easy access to local schools, parks, golf, and shopping. Don't miss out on this incredible opportunity! Schedule your viewing today and make this stunning property your new home sweet home.

Built in 2007

Essential Information

MLS® #	A2138309
Price	\$829,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,979
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	550 Boulder Creek Circle 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	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine

	Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Level, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 26th, 2024
Days on Market	21
Zoning	Hamlet Residential
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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