

\$750,000 - 110 Boulder Creek Court Se, Langdon

MLS® #A2142123

\$750,000

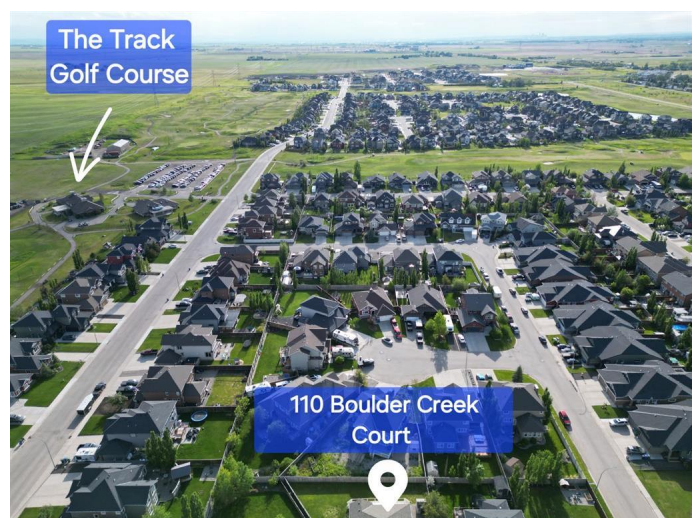
5 Bedroom, 3.00 Bathroom, 1,668 sqft
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates in the family-friendly golf course community of Langdon, AB! First time on the market, this beautiful 5-bedroom, 3-bathroom bungalow with central air conditioning is fully finished with 2,941 sq feet of developed space. Move in ready. Located close to parks, walking paths, and The Track Golf Course and its restaurant. This home offers fantastic curb appeal and an inviting open concept layout.

As you step inside, you'll be greeted by 9 ft ceilings and a desirable open floor plan with a rare 3-bedroom main level. Real hardwood floors lead you into the perfectly designed kitchen, featuring a center island, chocolate-stained cabinets, and a spacious walk-through pantry. The dining area, with large southwest-facing windows, brings in plenty of natural light and provides access to a massive deck, ideal for summer barbecues. The spacious living room is perfect for family gatherings and entertaining friends.

The primary bedroom includes direct access to the rear deck, a walk-in closet, and a 4-piece ensuite bath. The main level also features two additional bedrooms and a 4-piece main bath. Downstairs, you'll find another two bedrooms (one with a massive walk-in closet), a large family/rec room with a gas fireplace, and a 4-piece bath. The laundry/utility room offers ample storage space.



The double attached garage is insulated, drywalled, and painted. The backyard is fully landscaped and fenced, providing a private and safe outdoor space. This home is perfect for a young family looking to settle down and grow. Langdon offers plenty for young families with its three schools and a brand-new high school opening in fall 2024. Make this home yours today!

Built in 2009

Essential Information

MLS® #	A2142123
Price	\$750,000
Sold Price	\$735,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,668
Acres	0.20
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	110 Boulder Creek Court Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 8th, 2024
Days on Market	18
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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