

\$549,900 - 559 Boulder Creek Green Se, Langdon

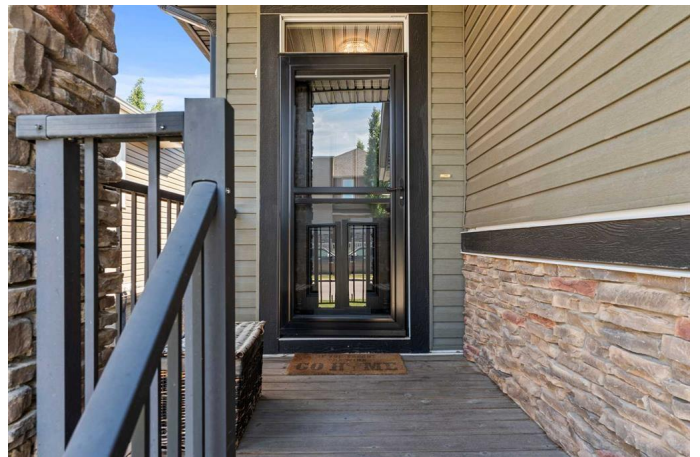
MLS® #A2143722

\$549,900

3 Bedroom, 2.00 Bathroom, 1,437 sqft
Residential on 0.09 Acres

Boulder Creek Estates, Langdon, Alberta

Here's your chance to own a home in beautiful and sought after Boulder Creek Estates in Langdon. This immaculate attached bungalow has no condo fees and is ideally located steps from a park and The Track Golf Course. You'll feel right at home with this bright open concept floor plan complete with vaulted ceilings and tons of natural light throughout. The well equipped kitchen will inspire your creativity with rich dark cabinetry, gleaming stainless steel appliances, quartz countertops and a raised breakfast bar with seating. The kitchen is open to the spacious dining room which is separated from the living room by only a cozy and convenient 3 sided gas fireplace. From the living room you can step out to your back deck that provides a private and welcoming outdoor living area covered by a gazebo. Host family & friends for BBQs, curl up with a book or enjoy a quiet evening under the stars in this serene space. The primary bedroom is a great size with enough room for a King sized bedroom suite. Indulge in the huge 5 pc ensuite where you'll enjoy dual sinks, a soaker tub, separate shower and a large walk in closet. A second bedroom on this level can function as a child's room, den or guest room - whatever best suits your needs. A 4 pc main bath with tub and good sized walk through laundry room round out this level. There is a 3rd bedroom in the partially finished basement with the rest of the space ready to be finished to suit your own needs. The back yard is fully



fenced and comes with not one but two sheds for storing all of your toys and tools. Pride of ownership is evident on the exterior as well as the interior of this home with tidy and easy to maintain landscaping. Last but not least youâ€™ll love the luxury and convenience of a double attached garage. Langdon, known for its spacious landscapes and friendly atmosphere, is becoming an increasingly popular choice for those seeking a quieter lifestyle. Youâ€™ll enjoy fantastic local businesses, great schools, parks, pathways and more all within a short drive of big city conveniences. Come see why everyone is falling in love with Langdon.

Built in 2012

Essential Information

MLS® #	A2143722
Price	\$549,900
Sold Price	\$555,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,437
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	559 Boulder Creek Green 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	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Gazebo, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 5th, 2024
Days on Market	11
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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