

\$599,900 - 549 Boulder Creek Green Se, Langdon

MLS® #A2153439

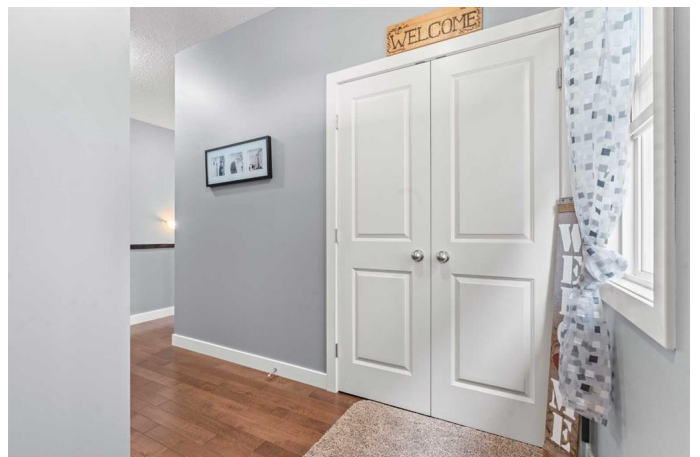
\$599,900

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Residential on 0.09 Acres

Boulder Creek Estates, Langdon, Alberta

No condo fees on this beautiful and well maintained attached bungalow in desirable Boulder Creek Estates of Langdon. Fantastic location just steps from a park and The Track Golf Course. This fully finished home has 4 bedrooms with 2 up and 2 down plus 3 full bathrooms. The bright and spacious main floor has an open concept design that is accentuated by vaulted ceilings and huge windows allowing for an abundance of natural light. The kitchen is well equipped with a smart & functional layout as well as natural wood cabinetry, newer stainless steel appliances, granite countertops and a raised breakfast bar with seating. And there is no need for the chef to feel excluded from the action since the kitchen is open to the spacious dining room and separated from the living room by only a cozy and convenient 3 sided gas fireplace. This home lends itself perfectly to entertaining or just enjoying some quality time together as a family. From the living room you can step directly out to your back deck where youâ€™ll find a cozy and welcoming outdoor living area. Lattice screens surround the deck providing both privacy as well as protection for wind and other weather. This little oasis is the perfect place to relax and recharge with a good book, a glass of wine or the company of family & friends. The remainder of the yard is fully fenced with mature trees and a spacious lawn area for pets and kids to play. Your primary retreat just off the living room is a great size with enough room for a king sized bedroom



suite. The luxurious 5 pc ensuite includes dual sinks, a soaker tub, separate glassed in shower plus 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 which has hardwood flooring and newer carpet with upgraded underlay. Got teenagers?? They would be thrilled to make the fully finished basement their own private space. You'll find 2 bedrooms, a large open recreation room, a modern 3 pc bath, plenty of storage, like new carpeting and high ceilings throughout. Guests or other family members would also love this cozy and inviting space. Or use it for yourself to create a craft room, yoga retreat or maybe a home gym or office. Enjoy the luxury and convenience of a double attached garage complete with electric heater and 220 volt power. Langdon is a friendly community where you'll love the small town feel and charm. You'll enjoy fantastic local businesses, great schools, parks, pathways and more all within a short drive of big city conveniences. It's a great place to call home!

Built in 2011

Essential Information

MLS® #	A2153439
Price	\$599,900
Sold Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	0.09
Year Built	2011

Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	549 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	220 Volt Wiring, Double Garage Attached, Heated Garage

Interior

Interior Features	Bar, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 31st, 2024
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Date Sold	August 21st, 2024
Days on Market	21
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Key

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