

\$895,000 - 533 Boulder Creek Circle Se, Langdon

MLS® #A2153879

\$895,000

4 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Have you been to Langdon lately? BIGGER LOTS, BETTER PRICES, and amazing GOLF COURSE LIVING make it an appealing choice for many! This gorgeous ESTATE WALKOUT BUNGALOW is a must see with its 3520SQFT+ 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 soaring 14'™ high ceiling, large living room with gas fire place, open dining area, and kitchen with walkthrough pantry & huge island. Large windows overlooking the golf course define this space and exude elegant sophistication. Primary bedroom is spacious and features huge ensuite bathroom with double sinks, shower, jetted tub, plus large walk-in closet. Bright den (or second bedroom) with bay window, spacious dining room (or optional second den), main floor laundry, and half bath complete this level. LOWER LEVEL features 9'™ ceiling, huge recreation room with gas fire place and plenty of space for pool table & games room, a private media room, plus two additional large bedrooms and full bathroom. And wait, there is more! Stepping outside, you will fall in love with this home's STUNNING 3-SEASON SUN-ROOM, a fully enclosed "outdoor" room with stamped concrete flooring, optional gas fire table, opening walls/screens & double doors to back



yard. BACK YARD is beautifully landscaped with garden beds, mature trees, stamped concrete patio, and beautiful stone fire-pit & seating area. Did we mention the maple hardwood flooring, the permanent LED SOFFIT LIGHTING, underground irrigation system, OVERSIZED (21'1" x 25'6") HEATED GARAGE, and newer hot water tank & kitchen appliances? If you'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® #	A2153879
Price	\$895,000
Sold Price	\$880,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	533 Boulder Creek Circle Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Open Floorplan, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Dryer, Garburator, Garage Control(s), Microwave, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	November 7th, 2024
Days on Market	84
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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