

\$594,900 - 545 Boulder Creek Green Se, Langdon

MLS® #A2157545

\$594,900

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.09 Acres

Boulder Creek Estates, Langdon, Alberta

PRICE REDUCED!!! UPGRADED FULLY FINISHED ATTACHED BUNGALOW IN BOULDER CREEK ESTATES WITHOUT CONDO FEES. If you are looking for a place to call your own, don't look any further! This south facing attached bungalow with a double attached garage showcases a great floor plan with 2,872 sq. ft of living space with 3 Bedrooms & 3 Full baths. The entire main floor has been updated with a light colored scratch free & waterproof engineered laminate that makes it low maintenance & quick to clean. This main floor area includes the living room, kitchen, 2 good sized bedrooms on each end as well as 2 full Baths. The kitchen has also been upgraded with a beautiful eggshell colored kitchen cabinets that are soft closing which were all professionally done & installed. The open-concept and vaulted ceilings of the main floor makes the area spacious, bright and relaxing. The 3-sided gas fireplace provides a defined distinction between areas and provides the added warmth needed during our extremely cold winter nights here in Alberta. Artistic touches has been done to specific areas in the entire house by providing durable, high quality & tastefully designed wall paper & murals that makes the walls alive. The fully developed basement has a huge entertainment area with space for a home theatre, office space and games area that is fully carpeted to keep the area warm. It also has the 3rd bedroom, 3rd full bath & a great storage space with good shelving to organize



other important stuff. This home has a newer water tank, water softener, brand new central AC & all-season exterior LED lights with a variety of colors that can be matched to the celebration or holiday. The low maintenance backyard has 2 decks and cemented blocks ideal for those outside barbecues & parties with friends. This property is located around the corner to "The Track" - Golf Course for golf enthusiasts. Perfectly situated East to the City with easy access to Glenmore Trail, 22X, 16th Ave. allowing a quick commute to Calgary. A quaint & quiet town that offers a perfect mix of City living with a small town feel. What are you waiting for, book a viewing now! Note: The carpet in the basement will be replaced with vinyl planks or new carpet on or before closing date if the price is right.

Built in 2012

Essential Information

MLS® #	A2157545
Price	\$594,900
Sold Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	545 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 Concrete Driveway, Double
Garage Faces Front, Off Street

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Dining Room, Gas, Living Room, Three-Sided, Tile
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Garden, Lighting, Private Yard, Storage
Lot Description Gazebo, Garden, Rectangular Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2024
Date Sold October 3rd, 2024
Days on Market 48
Zoning DC85
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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