

\$824,900 - 335 Boulder Creek Crescent Se, Langdon

MLS® #A2164796

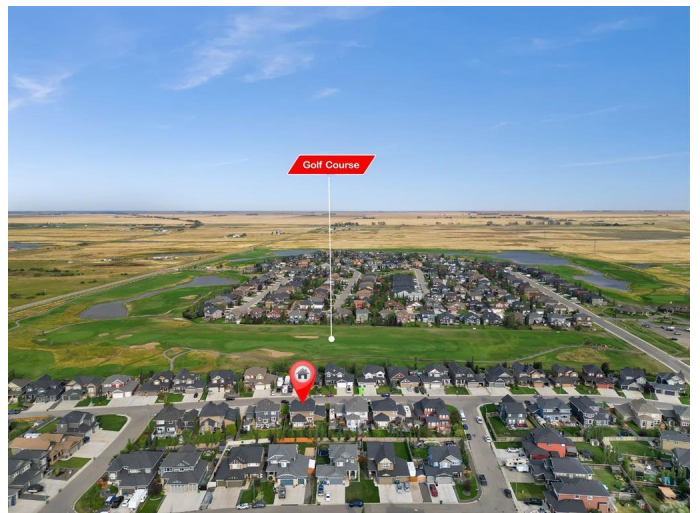
\$824,900

3 Bedroom, 3.00 Bathroom, 2,647 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

The perfect place to call home in Langdon's 'Boulder Creek Estates' - known for 'Calgary's Best Casual Golf Course'. Featuring: | HEATED QUAD (4) CAR GARAGE | HUGE LOT | LARGE DETACHED 2 STORY RESIDENCE (2,647 sqft 3 bed/2.5 bath + main office & upper bonus) | A/C | 9ft BASEMENT | & so much more. Step inside to a sun soaked home from a plethora of windows throughout. Main floor layout offers expansive footprint that combines the dining, kitchen and living into a dream entertainment space. With standout features like dual sided tile-to-ceiling cozy fireplace, hardwood floor, high ceilings, & tons of pot lights you can be sure this home will leave you content. The KITCHEN features: tons of beautiful cabinetry space, SS appliances (new LG door-in-door fridge with water/ice dispenser & Bosch dishwasher), tile-to-ceiling hood fan, walk-thru pantry, large island with eating bar, sink overlooking yard, plenty of granite counter space, & more. The walk thru pantry from kitchen connects to huge mud room / garage entrance - a must have for bringing in groceries. Mud room has 5 individual built-in closets for coats/shoes for great organization. Off the mud room is a laundry room. To complete main level is an office/den with glass French doors, new shutter blinds (in office as well as living room) to keep the cold out and the heat in during the winter nights, a half bath & linen closet. Head upstairs to find NEW gleaming hardwood floors, a large bonus/flex



room, a huge primary bedroom, with enormous 5 piece spa like ensuite retreat featuring: double vanity, stone counters, stand alone tub, walk in shower, separate room for toilet, and an equally large walk-in closet. Two additional substantial bedrooms and full bath complete the upper level. BASEMENT has 9ft ceilings, and is partially finished awaiting your final touches. The WEST FACING fully fenced backyard has well manicured flower beds, garden, and trees including: apple tree, rhubarb, plenty of raspberry bushes, & many perennials. The heated QUAD CAR garage offers lots of storage space, built in cabinets, & work benches for the handyman enthusiast. Also included is 220v outlet, hot/cold water taps and side entry to backyard which ensures all your needs will be met. With so much to offer this is a perfect place to live in Langdon, and will not last. Book your viewing today before... its gone.

Built in 2012

Essential Information

MLS® #	A2164796
Price	\$824,900
Sold Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,647
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	335 Boulder Creek Crescent Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X3

Amenities

Parking Spaces	7
Parking	220 Volt Wiring, Additional Parking, Driveway, Heated Garage, Insulated, Oversized, Tandem, Workshop in Garage, Quad or More Attached

Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 28th, 2024
Days on Market	17
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX Real Estate (Mountain View)

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