

\$859,000 - 224 Boulder Creek Crescent Se, Langdon

MLS® #A2171799

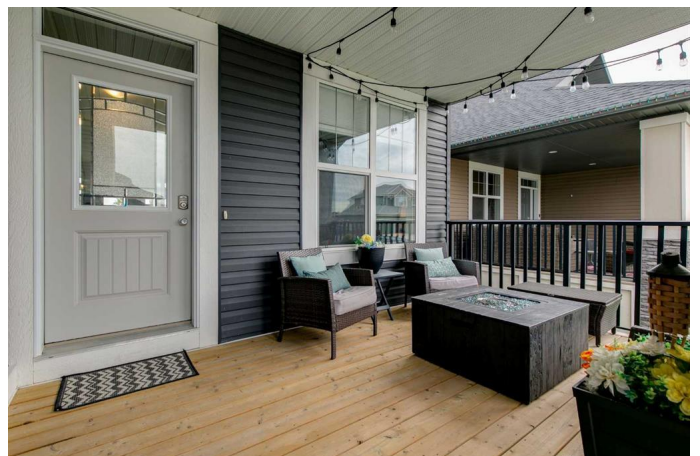
\$859,000

4 Bedroom, 4.00 Bathroom, 2,375 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This stunning Boulder Creek Estates home is the perfect blend of small-town charm & close by modern amenities. With too many features to mention, this one truly has it all, offering ultimate comfort & convenience in a picturesque setting. Interior highlights include the unique vaulted Great Rm with its spacious, open feel & motorized blinds for added convenience & touch of luxury. The Kitchen is as functional as beautiful thanks to upgraded appliances, massive counter space, copious cabinetry & brilliant Walk-Thru Pantry. Youâ€™ll love how the Mudroom is actually big enough for your Family and conveniently pairs with the Laundry Rm. The almost Quadruple Garage has plenty of space for both your vehicles & toys plus it has the coolest mezzanine youâ€™ve ever seen! Upstairs, the Master is on the opposite side of the home from the 2 oversized Kidâ€™s Bedrooms & Bonus Rm, giving it the feel and privacy of being a true Suite. Downstairs, the high ceilings & large windows make the open concept design feel even more open and Guests will appreciate how their Bedroom is so close to the full 4 piece Bath. Outside, enjoy breathtaking sunsets from the large front porch and how backing onto a park adds both extra privacy & opportunity for Kids to play together safely. The expansive driveway accommodates 6 cars and thatâ€™s over & above the RV parking pad. Situated close to bus routes school commutes are made easy for all ages. The community Golf Course adds



a special touch to the lifestyle here, while close proximity to Calgary ensures you're never far from big-city amenities. Yes, you can have it all! Make this amazing home yours before someone else does!

Built in 2018

Essential Information

MLS® #	A2171799
Price	\$859,000
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,375
Acres	0.19
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	224 Boulder Creek Crescent Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J1X3

Amenities

Parking Spaces	8
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, RV Access/Parking, See Remarks, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Kitchen
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Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Wired for Data, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Water Purifier, Water Softener, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Rain Gutters

Lot Description Back Yard, Front Yard, No Neighbours Behind, Landscaped

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Other

Additional Information

Date Listed October 16th, 2024

Date Sold October 17th, 2024

Days on Market 1

Zoning R-1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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