

\$774,880 - 220 Boulder Creek Drive Se, Langdon

MLS® #A2173793

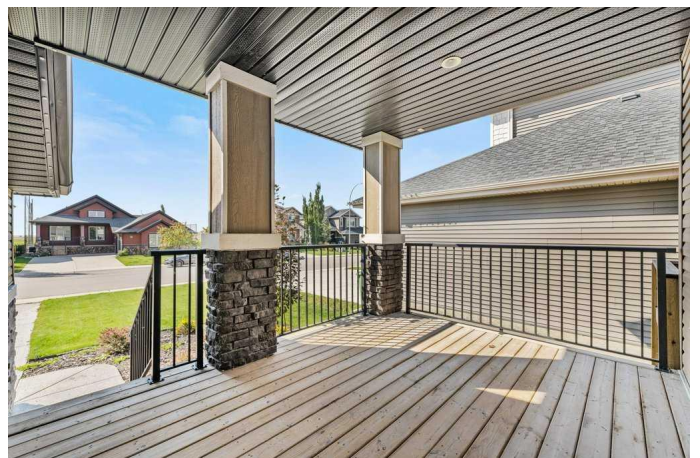
\$774,880

3 Bedroom, 3.00 Bathroom, 2,409 sqft
Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Discover your dream home in the heart of Langdon's prestigious Boulder Creek Estates. This meticulously maintained home boasts a spacious 2,408 square feet of living space and an oversized, four-car tandem garage. Step inside and be greeted by a grand entrance featuring a covered front porch and an open-concept floor plan designed for modern living. A versatile den/office awaits, perfect for remote work or study. The formal dining room, complete with garden doors leading to a two-tiered deck, creates a seamless indoor-outdoor flow. The heart of the home is a stunning great room, adorned with a gas fireplace and floor-to-ceiling tile accents. Large windows bathe the space in natural light. The gourmet kitchen is a chef's dream, featuring upgraded stainless steel appliances, soaring cabinetry, quartz countertops, and a spacious center island with a breakfast bar. A walk-through pantry leads to a convenient mudroom with custom built-in lockers, main-floor laundry, and a powder room. Upstairs, the luxurious master suite offers a private oasis with a 5-piece ensuite featuring a double vanity, soaker tub, glass shower enclosure, and a generous walk-in closet. A separate bonus room with vaulted ceilings provides additional space for relaxation or entertaining.

This exceptional home is packed with upgrades, including central air, hardwood and tile flooring, 9-foot ceilings, wrought iron railings, and built-in speakers. Enjoy the



convenience of living within walking distance to the track golf course, driving range, and putting greens. Langdon, a thriving community just east of Calgary, offers a wide range of amenities, including schools, shopping, and services. Don't miss this opportunity to make 220 Boulder Creek Drive your new home. Contact us today to schedule a viewing!

Built in 2015

Essential Information

MLS® #	A2173793
Price	\$774,880
Sold Price	\$758,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,409
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	220 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Faces Front, Quad or More Attached, Tandem

Interior

Interior Features	Kitchen Island, Open Floorplan, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	October 28th, 2024
Days on Market	11
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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