

\$849,950 - 623 Boulder Creek Drive Se, Langdon

MLS® #A2186963

\$849,950

5 Bedroom, 3.00 Bathroom, 1,668 sqft
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to your dream home—a stunning walkout bungalow with breathtaking golf course views and exceptional upgrades that make it truly move in ready! The main floor features refinished hardwood floors and fresh paint, creating a bright and inviting atmosphere. The kitchen boasts brand-new appliances and modern countertops (both updated in 2024) along with a convenient coffee bar.

Relax in the spacious family room, which has built-in cabinets beside a cozy gas fireplace—perfect for gatherings. The primary bedroom offers a 4-piece ensuite and a walk-in closet, while two additional bedrooms are currently set up as versatile home offices.

The expansive walkout basement is ideal for entertaining, featuring two large bedrooms with oversized windows that bring in natural light, plus a family room with ample space for a pool table, a full bathroom and plenty of storage. Convenient laundry facilities have been relocated to the lower level, while upstairs mudroom hookups remain available for your preference.

Step outside to your private backyard oasis, complete with a hot tub, pergola, and upper deck with a privacy wall and sun canopy. The stamped concrete patio is great for gatherings, while low-maintenance landscaping allows you to sit back and enjoy your space. Pet owners



will appreciate the dedicated dog run.

Recent upgrades enhance comfort and curb appeal, including AC and furnace updates (2021), landscaping (2022), and garage insulation and new door opener (2022). The home also features architectural lighting (2023) and an on-demand hot water system with a water softener installed in 2024. Don't miss your chance to own this incredible home—schedule your viewing today!

Built in 2007

Essential Information

MLS® #	A2186963
Price	\$849,950
Sold Price	\$830,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,668
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	623 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Landscaped, Backs on to Park/Green Space, Fruit Trees/Shrub(s), On Golf Course, No Neighbours Behind, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2025
Date Sold	February 21st, 2025
Days on Market	42
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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