

\$823,900 - 429 Boulder Creek Way Se, Langdon

MLS® #A2190183

\$823,900

4 Bedroom, 4.00 Bathroom, 2,390 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Need more space for your growing family?? This fully finished and air conditioned 2 story home backing onto the 1st fairway of The Track in Langdon has got it. The timeless style of this home exudes warmth and comfort and offers intimate spaces that will allow your family to gather as one yet still have room for everyone to have space for themselves. The cozy covered porch is the ideal spot to wave at your neighbours and stay connected to your community. Whether you work or study from home or just want to keep paperwork out of the main living space you are going to love the sunny front den with French doors and a huge window. The main living area is bright, open and welcoming. The open concept design features large windows, 9' ceilings and luxury vinyl plank flooring throughout and is ideal for both entertaining and everyday family life. A gas fireplace provides both warmth and ambience in the living room which is open to your dream kitchen. What's not to love about this kitchen?? It is spacious and open with granite counters, centre island with seating, stainless steel appliances, timeless maple cabinetry complete with deep drawers and a built in glass fronted china cabinet. The dining area gives you easy access to your back deck for grilling, outdoor dining and entertaining. A large mudroom off the garage has room to add a shoe bench or built in lockers to keep your busy family organized. A 2 pc powder room rounds out this level. Upstairs you'll find 3 bedrooms including



the primary complete with a 5 pc ensuite with jetted tub, separate walk in shower and dual vanities plus a large walk in closet. The other 2 bedrooms each have their own walk in closet and share the main bath. The spacious bonus room on this level featuring vaulted ceilings and large windows will be your family's favourite place to gather to watch movies, play games, work on home work or curl up with a good book. You're going to love the convenience of having the laundry room located on the bedroom level. If you still need more space the fully finished basement provides a great sized recreation area, a 4th bedroom for guests or your teenager, a full bath and ample storage. The attached garage is heated and wired with 220 V power and a tandem stall on one side gives you room to park 3 cars. Last but not least is this home's fantastic outdoor space where you'll enjoy a deck with pergola, underground sprinklers, storage shed and dog run while still having plenty of green space for kids and pets to play. The backyard backs onto the 1st fairway of The Track providing you with endless hours of entertainment, protected views and beautifully landscaped surroundings. The clubhouse is just a short walk away to enjoy your own round of golf or a meal at the club's popular restaurant. The friendly community of Langdon is a wonderful place to raise a family. Great schools and local businesses, plenty of outdoor activities and an easy commute to the city are all reasons to consider Langdon for your next move.

Built in 2006

Essential Information

MLS® #	A2190183
Price	\$823,900
Sold Price	\$805,500

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	429 Boulder Creek Way Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Driveway, Heated Garage, Triple Garage Attached, 220 Volt Wiring, Tandem

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, French Door, Jetted Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Views, Close to Clubhouse, Gazebo, On Golf Course, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2025
Date Sold	February 25th, 2025
Days on Market	30
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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