

\$849,900 - 565 Boulder Creek Circle Se, Langdon

MLS® #A2194664

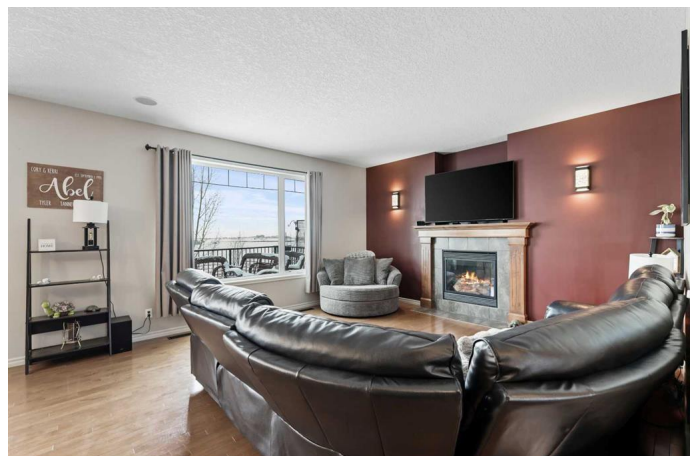
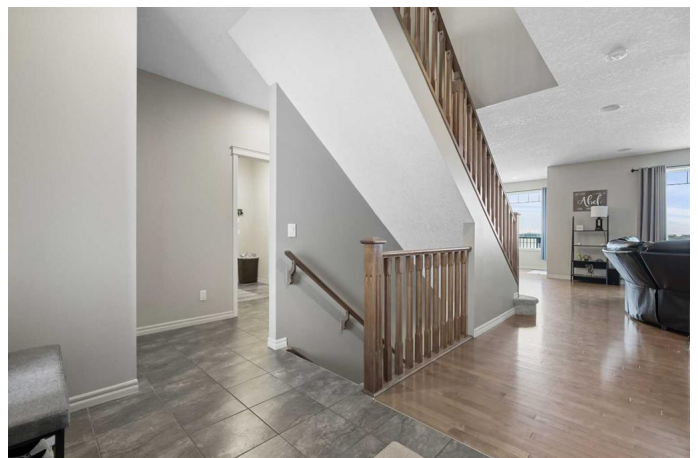
\$849,900

3 Bedroom, 3.00 Bathroom, 2,342 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

This one is going to check a lot of the boxes on your wish list. First - its location backing onto hole #13 of The Track Golf Course providing expansive water views. Second - over 2300 sq ft developed plus an unspoiled walk out basement with big windows ready to be finished to suit your needs. And third - an amazing 4 car heated tandem dream garage with an additional sub panel providing 220 amp power. And there's so much more! You'll enjoy relaxing on your covered front porch with your morning coffee while watching the neighbours go by. A spacious entryway welcomes you home. The private office with double French doors just off the entrance provides a quiet place to work or study away from the rest of the living space. You'll love the spacious open floor plan. The chef's kitchen is a culinary dream finished in warm, timeless colours and design. You'll enjoy high end stainless steel appliances, granite counters, a centre island with seating plus ample cupboard space including a built-in china cabinet. The kitchen is open to a good sized dining area that gives you easy access to your upper deck for grilling and outdoor dining. The kitchen and dining room are open to the living room complete with a gas fireplace offering both comfort and ambiance. A 2 pc powder room and mudroom complete this main level. A large bonus room with vaulted ceilings upstairs is the ultimate family hang out space for movies, game nights or just curling up with a good book. You'll



also find 3 good sized bedrooms upstairs including a spacious primary complete with walk in closet and a terrific 5 pc ensuite with corner jetted tub, separate his and hers vanities plus a windows and skylight. The other 2 bedrooms share a popular Jack & Jill style bathroom. And you™re going to love the convenience and practicality of upstairs laundry. The walk out basement is ready to be finished to suit your needs by creating the ultimate recreation space, extra bedrooms or maybe a home gym. Let your imagination come to life. This home offers outdoor living at its finest with a large upper deck, a covered lower patio and tons of extra space for kids, pets and even grown ups to play. Plus enjoy the views and entertainment of living on the golf course. This incredible home is located in the sought after estate area of Boulder Creek. The Track clubhouse is just a short walk away where you can enjoy a round of golf or a meal at the club™s popular restaurant. You are going to love living in Langdon where you™ll find an abundance of fantastic local businesses, great schools and plenty of outdoor activities as well as an easy commute to the city. Come see all that Langdon & this amazing home have to offer.

Built in 2008

Essential Information

MLS® #	A2194664
Price	\$849,900
Sold Price	\$826,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.18

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	565 Boulder Creek Circle Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	7
Parking	Driveway, Heated Garage, Quad or More Attached, Tandem

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Close to Clubhouse, Front Yard, On Golf Course, Lawn, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2025
Date Sold	March 28th, 2025
Days on Market	42
Zoning	DC85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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