

\$1,050,000 - 109 Boulder Creek Bay Se, Langdon

MLS® #A2210414

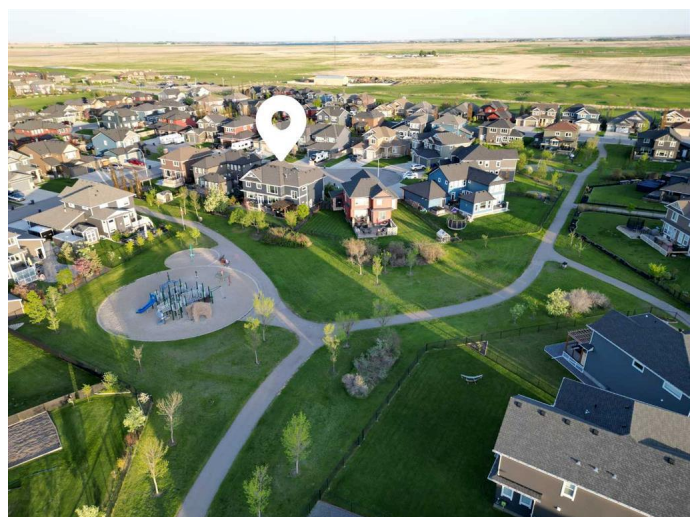
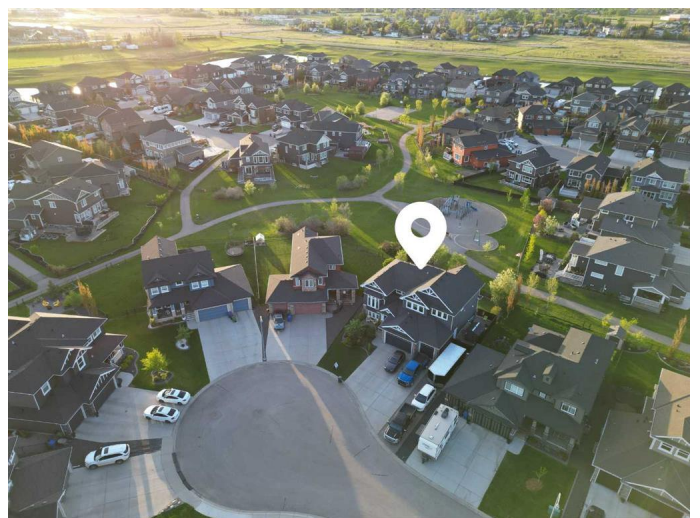
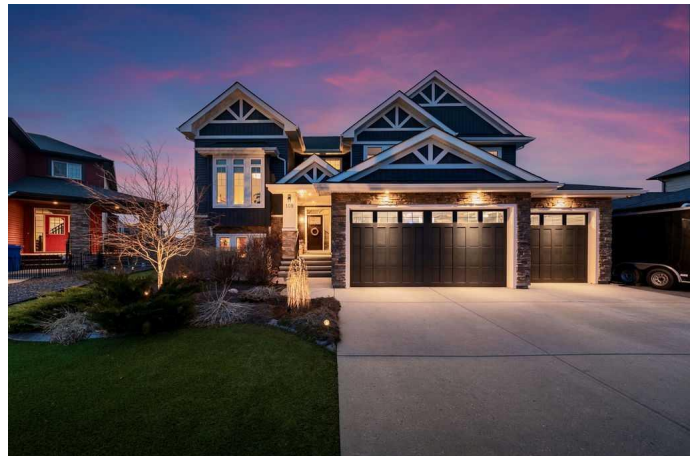
\$1,050,000

6 Bedroom, 4.00 Bathroom, 2,599 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional 5-level split home with A/C in Boulder Creek Estates. A perfect blend of space, comfort, and functionality for growing families. Backing onto serene green space and a children's playground, this residence offers over 4,100 square feet of professionally developed living space designed to accommodate every family member's needs. Don't have time to mow your lawn? No worries, this property has artificial turf in the front and the back yards! As you step inside, the main level greets you with engineered hardwood flooring that flows seamlessly throughout the open-concept layout. Triple pane windows throughout this energy efficient home. The upgraded kitchen is a culinary enthusiast's dream, featuring high-end stainless steel appliances, ceiling-height cabinetry, a large island with quartz countertops, soft-close drawers, and a spacious walk-through pantry. The adjacent dining area and family room is the perfect place to entertain family and friends. Living Room with its floor-to-ceiling stone gas fireplace and abundant windows, provides a warm and inviting space for gatherings. A mudroom with custom lockers, a stylish half bath, and a versatile den complete this level. Ascending to the next level, the master bedroom boasts soaring 13-foot ceilings, a walk-in closet, and a luxurious ensuite with a soaker tub and separate shower. The upper level offers three additional generously sized bedrooms, a main 4-piece bathroom, and a



large laundry room equipped with wire shelving and rough-in plumbing for a future sink. The fourth level features a dedicated media room complete with a wet bar, perfect for family movie nights or entertaining guests. The expansive fifth-level basement serves as an ideal hangout space, offering a large recreation room, a storage area, another full bathroom, and two additional bedrooms, each with large windows that flood the space with natural light. Car enthusiasts and hobbyists will appreciate the heated triple garage, equipped with the Pro-slat wall system and all accessories included, providing ample storage and organization options. The fully fenced and irrigated backyard is designed for low-maintenance living, allowing you to enjoy outdoor activities without the upkeep. Situated in a family-friendly community with access to walking paths, parks, and open spaces, this home offers the perfect setting for creating lasting memories. Don't miss the opportunity to make this stunning property your family's new home. Call today!

Built in 2015

Essential Information

MLS® #	A2210414
Price	\$1,050,000
Sold Price	\$1,030,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,599
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	5 Level Split

Status Sold

Community Information

Address 109 Boulder Creek Bay Se
Subdivision Boulder Creek Estates
City Langdon
County Rocky View County
Province Alberta
Postal Code T0J 1X3

Amenities

Parking Spaces 10
Parking Additional Parking, Garage Door Opener, Heated Garage, Insulated, RV
Access/Parking, Asphalt, Concrete Driveway, Garage Faces Front,
Triple Garage Attached

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters,
No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage,
Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Central
Vacuum, Sump Pump(s)
Appliances Central Air Conditioner, Refrigerator, Garburator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Gas, Stone
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting
Lot Description Front Yard, Level, Underground Sprinklers, Backs on to Park/Green
Space, Cul-De-Sac, Few Trees, Landscaped
Roof Asphalt Shingle
Construction Vinyl Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Date Sold	June 9th, 2025
Days on Market	31
Zoning	DC-85
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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