

\$849,900 - 811 Boulder Creek Drive Se, Langdon

MLS® #A2265702

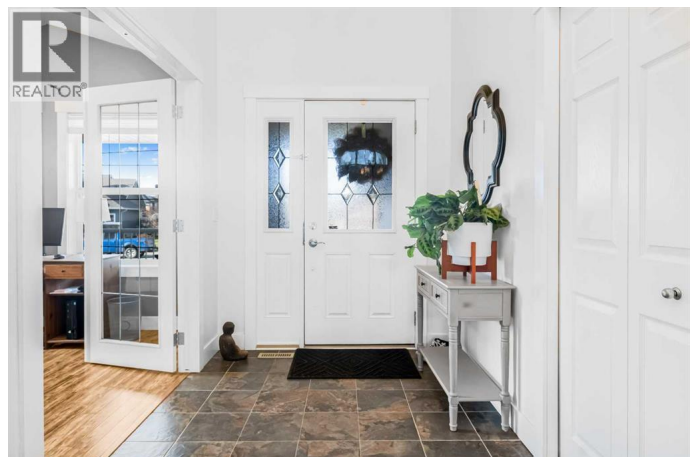
\$849,900

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Single Family on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates, where small town charm meets elegant living. This immaculate, fully finished 1,800 sq ft bungalow with a triple car garage offers over 3,000 sq ft of beautifully designed living space and an ideal blend of comfort, functionality, and sophistication. Inside, soaring vaulted ceilings create an open, airy feel throughout the main floor. The spacious formal dining room sets the stage for memorable family gatherings, while the large den offers a perfect space for a home office or quiet retreat. The chef-inspired kitchen features stainless steel appliances, gas stove, new refrigerator, granite countertops, abundant cabinetry, and a large skylight that floods the space with natural light. The cozy living room is anchored by a gas fireplace, creating a warm and inviting atmosphere. The primary suite is a true sanctuary with a stylish barn door leading to a luxurious 5 pc ensuite featuring dual sinks, a soaker tub, and a separate shower. The fully developed lower level is equally impressive, featuring a spacious recreation room with a second gas fireplace, two additional bedrooms, and large windows that bring in plenty of natural light. A huge storage area and two laundry rooms (one on each level) add everyday convenience. The home includes central air conditioning for enhanced comfort. Outside, the fully landscaped backyard with underground sprinklers backs onto a tranquil green space and sits on a desirable reverse pie lot, providing extra



privacy and a beautiful outdoor retreat. The triple garage offers ample parking and storage for vehicles, tools, and toys alike. Located in the heart of Langdon, Boulder Creek Estates is a vibrant golf course community just minutes from Calgary. Enjoy nearby amenities including the Boulder Creek Golf Course, Langdon Fieldhouse, skatepark, playgrounds, schools, and local shops and restaurants. Families will love the strong sense of community, scenic walking paths, and easy access to major routes for commuting. Offering exceptional craftsmanship, thoughtful upgrades, and a prime location, this stunning bungalow delivers the perfect balance of space, style, and suburban tranquility.

(id:6289)

Built in 2008

Essential Information

Listing #	A2265702
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,807
Acres	0.20
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	811 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
Province	Alberta
Postal Code	T0J1X3

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	6
Parking	Attached Garage, RV
# of Garages	3

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Humidifier, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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