

# \$939,900 - 234 Boulder Creek Court Se, Langdon

MLS® #A2185505

**\$939,900**

6 Bedroom, 4.00 Bathroom, 2,691 sqft

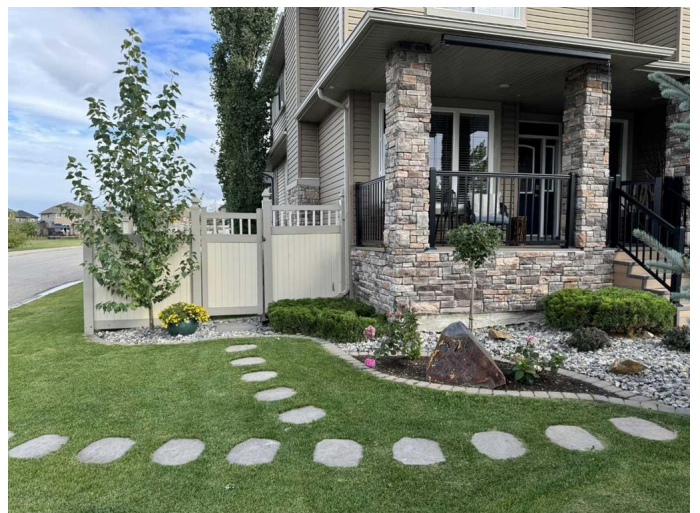
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Discover unparalleled craftsmanship in this stunning custom-built Stepper home, perfectly situated on an expansive corner lot in the prestigious community of Boulder Creek Estates. With over \$160,000 invested in professional landscaping, this home boasts a vinyl fence, vibrant flower beds, underground sprinklers, custom-built shed, and paving stone patio. Step inside to a bright foyer that showcases a double-sided gas fireplace framed by floor-to-ceiling travertine wall. The main floor features a spacious office with a wainscoting feature wall. At the heart of the home lies the chef's kitchen, bathed in natural light from large windows and a garden door. The kitchen impresses with expansive granite countertops, generous island, and custom maple cabinetry, accented by brand-new hardware. Adjacent to the kitchen, the dining room is a showpiece in itself with a striking floor-to-ceiling travertine wine wall, the perfect focal point for the main level. The family room features a fully integrated sound system, offering individual room controls for ultimate flexibility.

The walkthrough pantry and newly revamped laundry/mudroom features quartz countertops, subway tile backsplash, black onyx sink, and matching faucet. A modern 2-piece bathroom completes this level.

As you make your way to the upper floor, you'll notice the stunning shaker-style feature wall and plush new stairway carpeting. A Bluetooth-controlled chandelier casts a



warm glow, highlighting the grandeur of the space. The second floor opens into a spacious bonus room, complemented by brand-new luxury vinyl plank flooring throughout. Two generously sized bedrooms offer comfort and versatility, while the massive primary suite serves as a private retreat with a walk-in tiled shower, a large walk-in closet, and a spa-like 5-piece ensuite. A beautifully appointed 4-piece guest bathroom completes this level. The fully finished basement offers even more living space, with soaring 10-foot ceilings and three additional large bedrooms. A wet bar with exquisite cabinetry makes it perfect for entertaining. Enjoy the 4pc basement bathroom with heated tile floors. Throughout the lower level, brand-new Insul-Armor subflooring and luxury vinyl plank flooring ensures warmth, comfort and durability. For those who value an exceptional workspace, the oversized heated garage is a standout feature. Recently updated, it includes new paint, a textured ceiling, high-efficiency LED lighting, epoxy-coated floor, maple cabinetry with a live-edge countertop, tool rack, floor-to-ceiling mirror, and Bluetooth-controlled natural gas heater for year-round comfort. Lastly, you're going to love the state-of-the-art mechanical systems. A 3-zone furnace system ensures precise climate control, while a brand-new central air conditioning system (with warranty) provides relief during the warmer months. Additional features include a central vacuum, Kinetico water system, and de-chlorinator, and epoxy flooring in the utility room.

Make it yours today!

Built in 2012

## **Essential Information**

MLS® #

A2185505

Price	\$939,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,691
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	234 Boulder Creek Court 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, Heated Garage, Driveway, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Wired for Sound, French Door, Soaking Tub, Sump Pump(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Convection Oven, Induction Cooktop, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Double Sided, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage, Private Entrance
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, Rectangular Lot, Treed, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	122
Zoning	R-1

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.