

# \$799,900 - 421 Boulder Creek Way Se, Langdon

MLS® #A2214598

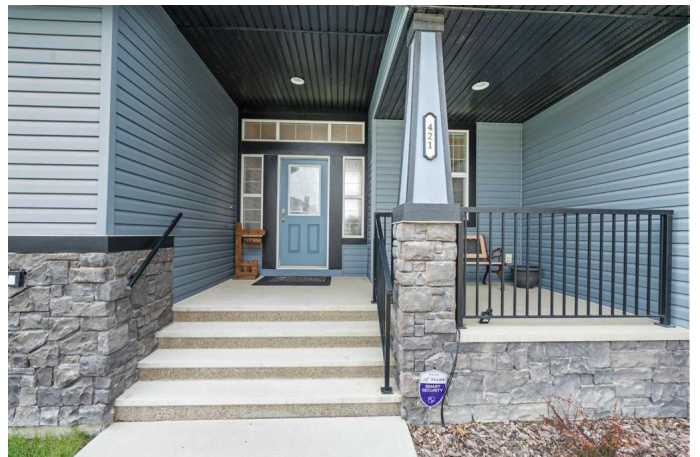
**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Fully finished bungalow in an unbeatable location backing onto Hole #1 of The Track Golf Course in beautiful Boulder Creek Estates. Pride of ownership is evident in this immaculate well maintained home. The secluded covered front porch is the perfect place to enjoy the outdoors while being protected from the elements. Inside the spacious open floor plan with soaring vaulted ceilings and tons of natural light flooding in through the West facing windows is designed to showcase your expansive and breathtaking golf course views. The well equipped kitchen offers plenty of cupboard & counter space with a neutral colour scheme that allows you to easily customize the space to suit your own design taste. A large counter height island is the perfect space to gather while entertaining or for everyday family life. A gas fireplace next to built in cabinets provides ambience and warmth through the cooler months of the year. A designated home office space is nicely tucked away at the front of the home for optimal privacy. The primary bedroom on this level is complete with a 5 pc ensuite and walk-in closet and takes advantage of the outstanding view with a bay window. A laundry room and 2 pc guest bath round out this level. There is so much more space to enjoy in the fully finished basement where youâ€™ll find 2 more bedrooms for guests, teenagers, extended family members or to use as a home gym or hobby room depending on your needs. There is also a cozy family room with a gas



fireplace as well as a second recreation room that is currently being used as a billiards room but could be made into a bedroom if needed. There is also a full bath and ample storage space left. The opportunities are simply endless. Outside the West facing backyard is huge with an expansive upper deck and endless views of the golf course with minimal risk of stray golf balls winding up in your yard. Youâ€™ll also enjoy the heated double car garage with a man door into the back yard for convenience. Additional upgrades added include central air conditioning, water softener, reverse osmosis water filtration and 2 furnaces. 2 of the downstairs bedrooms have huge walk in closets. Youâ€™re going to love living in Langdon with its small town feel, fantastic local businesses, great schools and easy access to all city conveniences just a short drive away. Book your showing today!

Built in 2008

### Essential Information

MLS® #	A2214598
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,727
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	421 Boulder Creek Way 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
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Front Yard, On Golf Course, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	112
Zoning	DC85

### Listing Details

Listing Office	RE/MAX Key
----------------	------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.