

# \$739,900 - 46 Boulder Creek Manor Se, Langdon

MLS® #A2217037

**\$739,900**

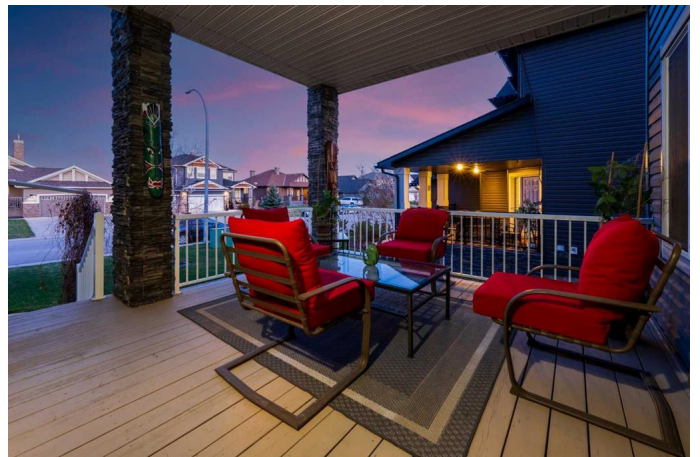
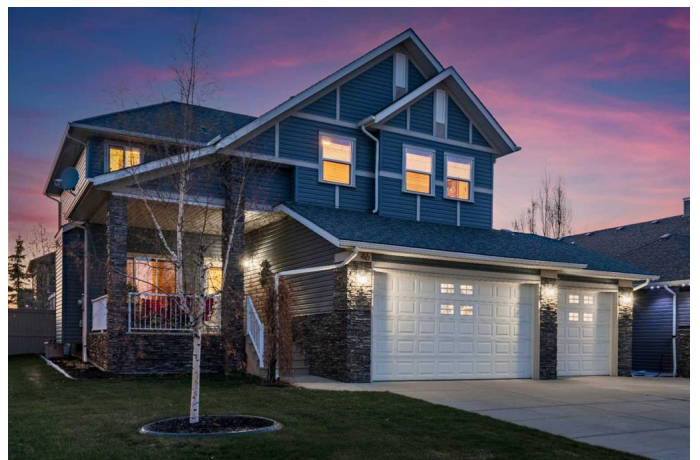
3 Bedroom, 3.00 Bathroom, 2,313 sqft  
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional two-storey residence nestled in the tranquil and family-friendly community of Boulder Creek Estates in Langdon, Alberta. Situated on a quiet street, this home offers a perfect blend of comfort, style, and functionality, making it an ideal choice for those seeking a spacious retreat with a large, fully fenced yard with your own Greenhouse and large Shed.

As you approach, a charming covered, front veranda invites you to enjoy your morning coffee while soaking in the sunrise. Step inside to a welcoming entrance that opens into a thoughtfully designed main floor featuring gleaming dark tile flooring and an abundance of natural light streaming through large, west facing windows. The main floor boasts a private den with French doors, providing a quiet space for work or study. The heart of the home is the gourmet kitchen, adorned with fresh white cabinetry, expansive granite countertops, stainless steel appliances, and a generous walk-in pantry. The open-concept layout seamlessly connects the kitchen to the dining area and living room, where a cozy three-sided stone-faced fireplace adds warmth and ambiance.

Upstairs, you'll find a spacious bonus room perfect for family movie nights or a play area for the kids. The luxurious master suite features a walk-in closet and a spa-like five-piece ensuite with a separate soaker tub



and an oversized shower. Two additional well-sized bedrooms and another full bathroom complete the upper level.

The lower level is ready for your personal touch, with rough-ins for a bathroom and ample space to create a fourth bedroom and recreation room. Step outside to the massive west-facing deck, ideal for entertaining or relaxing in the evening sun. The aggregate patio is prepped for a future hot tub, and the expansive backyard is fully enclosed with a wood fence, offering privacy and security. The triple-car heated garage provides ample space for vehicles and storage.

Boulder Creek Estates is a safe and serene golf course community that offers a peaceful lifestyle while being conveniently located near schools, parks, and walking paths. Experience the perfect balance of small-town charm and modern amenities in this beautiful Langdon home. Call today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217037    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,313       |
| Acres          | 0.20        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 46 Boulder Creek Manor Se |
| Subdivision | Boulder Creek Estates     |
| City        | Langdon                   |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T0J 1X3                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Three-Sided   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Dog Run                            |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | DC-85         |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.