

# \$789,900 - 820 Boulder Creek Drive Se, Langdon

MLS® #A2226211

**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,408 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Find your forever home in the prestigious and sought after community of Boulder Creek Estates. Thoughtful design and timeless elegance abound in this former show home with oversized, heated triple car garage. Immaculate and lush landscaping show pride of ownership in this well maintained home. Settle in with a good book or a steaming cup of tea on your cozy and secluded covered front porch. The spacious entryway has a gorgeous stone tile inlay and transom windows over the door for extra light. Work or study from home in the private front office complete with sliding French doors with textured glass that are both stylish and functional. Down the hall is your main living space that is the ideal blend of open concept living combined with distinct living spaces. 9'™ ceilings and stunning naturally toned hardwood flooring throughout. You're going to love hosting dinner parties for friends and family in the large and open dining area situated next to the kitchen. This well equipped kitchen has timeless finishes with rich dark wood cabinetry, granite counters, stainless steel appliances, a centre island with raised breakfast bar and a corner pantry making it perfect for both entertaining and everyday family life. A 2 sided floor to ceiling stone fireplace between the living and dining rooms is the centre point of this main living area providing both warmth and ambience. The huge mudroom with 5 built in lockers will help keep even the busiest of families organized and keep clutter out of your



main living area. A good sized laundry room and a pretty little 2 pc powder room round out this main level. Upstairs youâ€™ll find 3 nice sized bedrooms including the spacious and sunny primary bedroom with a luxurious 5 pc spa inspired ensuite bath complete with corner soaker tub, his and hers vanities, a separate walk in shower and a huge walk in closet. The other 2 bedrooms share the main bath. The unspoiled basement gives you plenty of room to expand your living space to best suit your needs. Embrace outdoor living in your large fully fenced West facing backyard. Lush, mature landscaping, plenty of green space for kids, pets and even grown ups to play plus a fantastic deck make this a place where summer memories are sure to be made. The triple garage is fully equipped with LED lighting, a sub panel and a convenient man door to the backyard. This amazing home comes with not one but two air conditioners and has wired speakers. If youâ€™re ready to get away from the busyness of the city, maybe itâ€™s time to see what Langdon has to offer. Here youâ€™ll find an exceptional quality of life, friendly small town feel, fabulous local businesses and great schools all within an easy commute to the city. Come on out and take a tour of your new home & community.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226211  |
| Price          | \$789,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,408     |
| Acres          | 0.19      |
| Year Built     | 2006      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 820 Boulder Creek Drive Se |
| Subdivision | Boulder Creek Estates      |
| City        | Langdon                    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T0J 1X3                    |

### Amenities

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

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Breakfast Bar |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner                             |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas, Living Room, Double Sided                                                                                            |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Unfinished, Full                                                                                                          |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Front Yard |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 62             |
| Zoning         | DC85           |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.