\$789,900 - 421 Boulder Creek Way Se, Langdon

MLS® #A2214598

\$789,900

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 you'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. You'II 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. You'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 \$789,900

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

Community Information

Status

Address 421 Boulder Creek Way Se

Active

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 175

Zoning DC85

Listing Details

Listing Office RE/MAX Key

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