

\$939,900 - 105 Boulder Creek Bay Se, Langdon

MLS® #A2245411

\$939,900

4 Bedroom, 4.00 Bathroom, 2,688 sqft

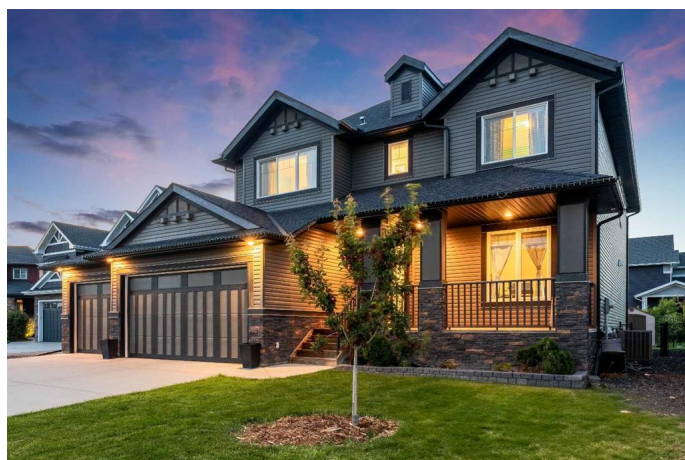
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Location, location, location! Situated in a quiet, family-friendly cul-de-sac and backing directly onto a green space with walking paths, a tot park, and just steps from a basketball court, this home offers one of the most sought-after spots in the community. Golfers will especially appreciate being within easy walking distance to the Track Golf Course and its popular restaurant—perfect for family outings or a quick round after work.

Welcome to 105 Boulder Creek Bay in Langdon. This beautifully maintained 2-storey home features a rare heated four-car garage—ideal for anyone needing extra space for vehicles, toys, or a workshop. Step inside to find engineered hardwood flooring, 9-foot ceilings, and an abundance of natural light creating a warm and welcoming atmosphere. The kitchen is designed for both everyday living and entertaining, with a large center island, quartz countertops, stainless steel appliances, and a spacious walk-in pantry. Just off the kitchen, a centrally located deck offers a private and sheltered space to enjoy summer BBQs with friends and family.

The open-concept main level also includes a large dining area and a bright living room featuring a cozy gas fireplace and large windows overlooking the yard. Upstairs, the expansive bonus room provides the perfect hangout for movie nights or homework, while the primary bedroom offers a true retreat with



a luxurious five-piece ensuite and walk-in closet. Two additional bedrooms and a four-piece main bath complete the upper floor.

The fully finished basement adds even more value with a large recreation area, sitting space, home gym, the fourth bedroom, and a full bathroom—perfect for guests or teens. The backyard is fully landscaped and fenced, with a rear deck that offers the perfect vantage point for watching the kids play at the park just steps away.

This is more than just a home—it's a lifestyle. Don't miss your chance to live in one of Boulder Creek's best locations. Book your showing today!

Built in 2014

Essential Information

MLS® #	A2245411
Price	\$939,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,688
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	105 Boulder Creek Bay Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County

Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	10
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Quad or More Attached, Tandem
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	32
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.