

# \$829,900 - 11 Boulder Creek Terrace Se, Langdon

MLS® #A2195189

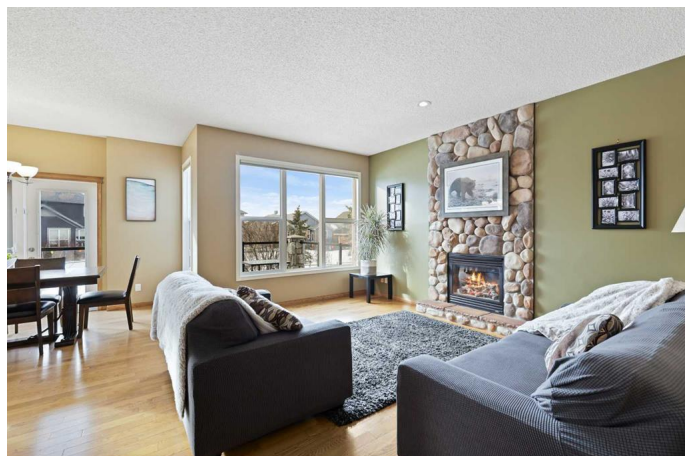
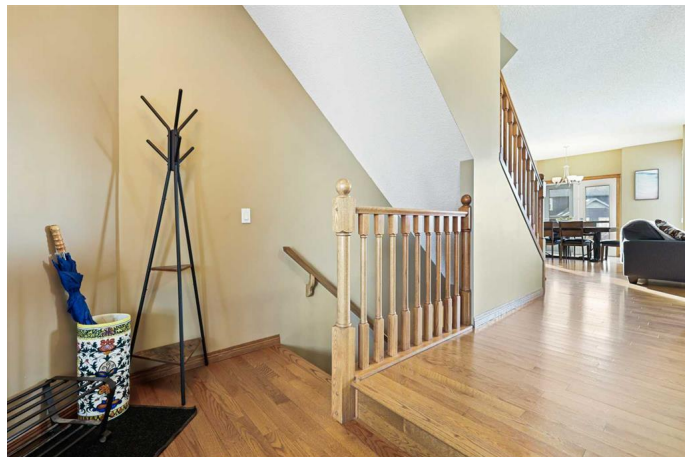
**\$829,900**

4 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This spacious family friendly home in a perfect setting is ready for your family to move right in. Located on a quiet cul de sac backing onto green space in beautiful Boulder Creek Estates of Langdon you couldn't ask for a better location. This home has tons of curb appeal with neutral & modern colour siding, stone accents and a welcoming covered front porch. A decorative front door complete with sidelights opens into a spacious front entryway. The open floor plan is the ideal layout for a family that loves spending time together. 9' ceilings and tons of large windows create a bright & homey feel. A floor to ceiling river rock fireplace in the living area is the focal point for the room giving it a cozy lodge like vibe. In the well laid out kitchen you'll find plenty of room with a centre island with raised breakfast bar, lots of cupboard and counter space as well as a huge walk through pantry with solid shelving. The entire area is flooded with natural light and has hardwood flooring throughout. A great sized flex room is located at the front of the home making the perfect space for a home office, sitting room or even a formal dining room. A spacious laundry room / mud room off the garage and a 2 pc powder room round out this level. Upstairs you'll find even more terrific living space in the sprawling bonus room. There are 3 bedrooms on this level including the primary with 5 pc ensuite including a corner jetted tub, his and hers sinks, a separate walk-in shower and tons of storage



as well as a walk-in closet. The other 2 bedrooms are each a good size and they share the main bath. There is still more room in the fully finished basement where youâ€™ll enjoy a large recreation area to use as a media space, games room or maybe a home gym depending on your needs. The 4th bedroom in the basement has its own walk in closet and there is still ample storage space left. Car lovers or handymen will love the impressive heated 4 car garage with one tandem stall meaning there is space for everyone to park inside. There is even an overhead door opening to the backyard which is a beauty. The spacious pie shaped lot backs onto green space and walking path making it feel even larger than it is. Your outdoor oasis comes complete with a gorgeous deck with stone pillars, beautiful landscaping including garden beds, perennial beds, and lots of mature trees. Get ready to indulge in the ultimate relaxation in the unique and invigorating barrel sauna making your backyard desirable year round. There is even room to park your small RV at the side of the garage. This terrific home comes with lots of upgrades including newer kitchen appliances (except dishwasher), newer washer/dryer and a newer hot water tank. Langdon is a great place to call home. Youâ€™ll find everything you need from fantastic local businesses to terrific schools and plenty of outdoor activities. This home is located close to The Track clubhouse where you can enjoy a round of golf or a meal at the clubâ€™s popular restaurant.

Built in 2007

### **Essential Information**

MLS® #	A2195189
Price	\$829,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,253
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11 Boulder Creek Terrace Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### **Amenities**

Parking Spaces	7
Parking	Heated Garage, RV Access/Parking, Quad or More Attached, Tandem
# of Garages	4

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	67
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 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.