

# \$849,900 - 348 Boulder Creek Crescent Se, Langdon

MLS® #A2210164

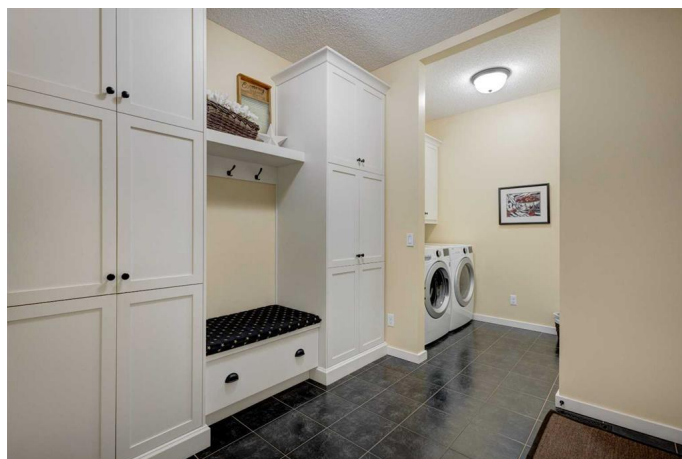
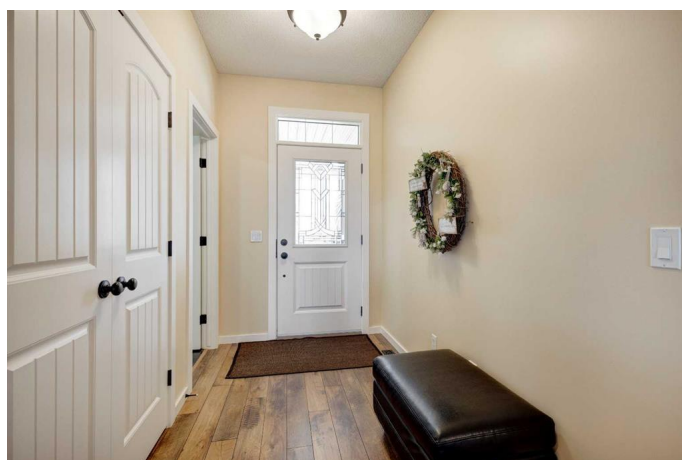
**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Back on the market due to financing. Welcome to a stunning executive bungalow that blends timeless design with modern upgrades, all set against the picturesque backdrop of the Boulder Creek Golf Course. Built by Stepper Homes, this beautifully maintained Wellington model offers over 3,000 square feet of luxurious living space, including a fully developed basement and a rare triple front attached garage. From the moment you arrive, the curb appeal will capture your attentionâ€”with an expansive covered front porch, flawless landscaping, and a quiet crescent location, this home radiates pride of ownership. Step inside to discover a spacious and inviting layout where every detail has been meticulously cared for by the original owners. At the heart of the home is a gourmet kitchen featuring a wealth of crisp white cabinetry, sleek granite countertops, upgraded black appliances, and a corner pantryâ€”perfectly designed for hosting family gatherings or quiet evenings in. The open-concept main floor also offers a generous dining space and a cozy living room with a gas fireplace, where expansive windows frame breathtaking views of the first fairwayâ€”and even the northern lights on clear nights. Two bedrooms are located on this level, including a spacious primary suite at the rear of the home, complete with a spa-inspired ensuite featuring dual sinks, a double-wide shower, and ample vanity storage. A second full bathroom is located near the front



bedroom, making it ideal for guests. The oversized, tiled mudroom off the garage includes a built-in bench, storage cubbies, and the laundry areaâ€”making everyday organization a breeze. Luxury vinyl plank flooring & 9' ceilings add elegance throughout the main level. Downstairs, the lower level expands your living space with a massive rumpus room, a dedicated tech or reading nook, two additional large bedrooms, and another full bathroom. Whether you're entertaining, working from home, or simply relaxing, this lower level adapts to your lifestyle with ease. Outside, the backyard is just as impressive as the interior. Backing onto the golf course, it features mature trees and shrubs, two 10x10 storage sheds, a private lower patio with privacy screens, and a large upper deckâ€”ideal for relaxing or entertaining in total serenity. Additional highlights include a new hot water tank (2024), newer dishwasher, cooktop, washer and dryer (2021), and a workshop space in the third bay of the garageâ€”all permitted and inspected. The furnace has been regularly serviced every two years. This is not just a homeâ€”itâ€™s a lifestyle, and itâ€™s completely turnkey. Don't miss your chance to own one of Boulder Creek's most impeccably kept residences.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210164    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,523       |
| Acres          | 0.18        |
| Year Built     | 2014        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 348 Boulder Creek Crescent 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 | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks |
| Appliances        | Built-In Oven, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier                    |
| Heating           | Forced Air, Fireplace(s)  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Lighting   |
| Lot Description   | Backs on to Park/Green Space, Back Yard, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 103              |
| Zoning         | DC85             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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