

# \$1,050,000 - 109 Boulder Creek Bay Se, Langdon

MLS® #A2210414

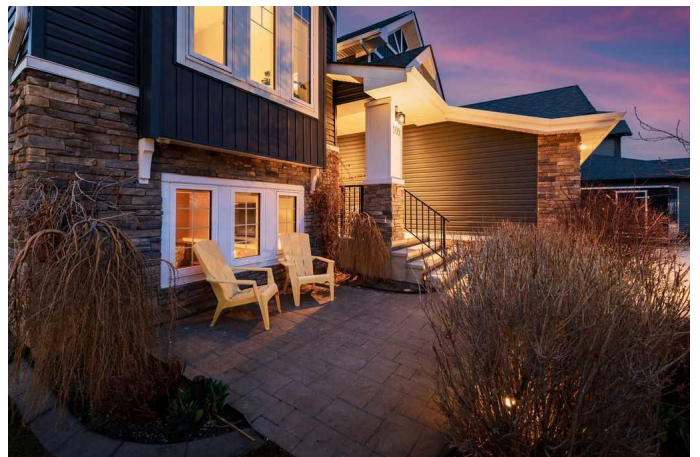
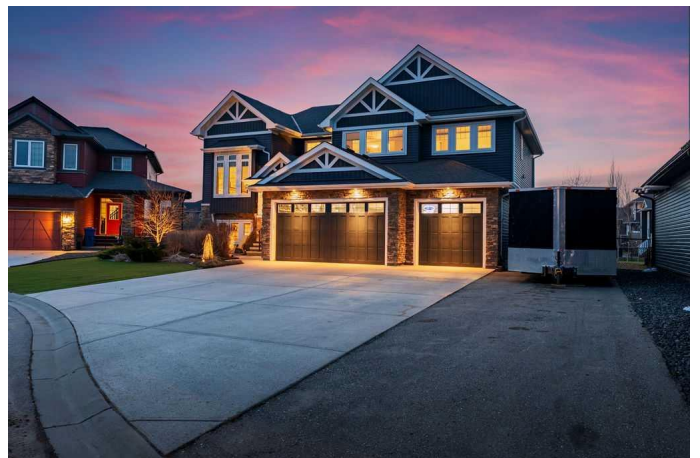
**\$1,050,000**

6 Bedroom, 4.00 Bathroom, 2,599 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional 5-level split home with A/C in Boulder Creek Estates. A perfect blend of space, comfort, and functionality for growing families. Backing onto serene green space and a children's playground, this residence offers over 4,100 square feet of professionally developed living space designed to accommodate every family member's needs. Don't have time to mow your lawn? No worries, this property has artificial turf in the front and the back yards! As you step inside, the main level greets you with engineered hardwood flooring that flows seamlessly throughout the open-concept layout. Triple pane windows throughout this energy efficient home. The upgraded kitchen is a culinary enthusiast's dream, featuring high-end stainless steel appliances, ceiling-height cabinetry, a large island with quartz countertops, soft-close drawers, and a spacious walk-through pantry. The adjacent dining area and family room is the perfect place to entertain family and friends. Living Room with its floor-to-ceiling stone gas fireplace and abundant windows, provides a warm and inviting space for gatherings. A mudroom with custom lockers, a stylish half bath, and a versatile den complete this level. Ascending to the next level, the master bedroom boasts soaring 13-foot ceilings, a walk-in closet, and a luxurious ensuite with a soaker tub and separate shower. The upper level offers three additional generously sized bedrooms, a main 4-piece bathroom, and a



large laundry room equipped with wire shelving and rough-in plumbing for a future sink. The fourth level features a dedicated media room complete with a wet bar, perfect for family movie nights or entertaining guests. The expansive fifth-level basement serves as an ideal hangout space, offering a large recreation room, a storage area, another full bathroom, and two additional bedrooms, each with large windows that flood the space with natural light. Car enthusiasts and hobbyists will appreciate the heated triple garage, equipped with the Pro-slat wall system and all accessories included, providing ample storage and organization options. The fully fenced and irrigated backyard is designed for low-maintenance living, allowing you to enjoy outdoor activities without the upkeep. Situated in a family-friendly community with access to walking paths, parks, and open spaces, this home offers the perfect setting for creating lasting memories. Don't miss the opportunity to make this stunning property your family's new home. Call today!

Built in 2015

### **Essential Information**

MLS® #	A2210414
Price	\$1,050,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,599
Acres	0.18
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

## Community Information

Address	109 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, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached, Additional Parking, Asphalt, Garage Door Opener, Garage Faces Front
# of Garages	3

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Garburator, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Level, Underground Sprinklers, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	15

Zoning DC-85

Listing Details

Listing Office RE/MAX First

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