

# \$825,000 - 473 Boulder Creek Way Se, Langdon

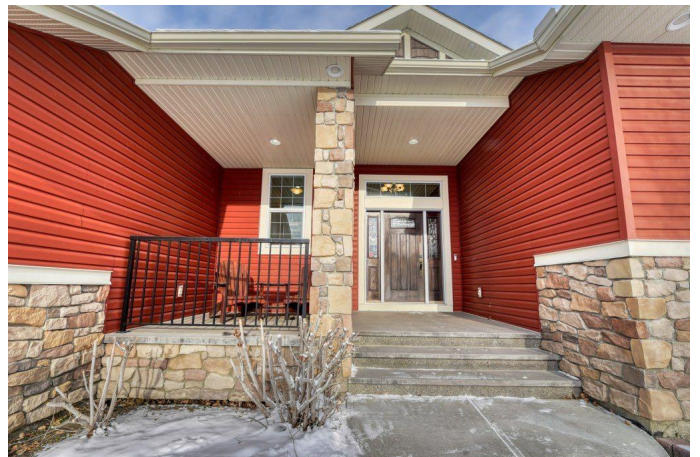
MLS® #A2185397

**\$825,000**

5 Bedroom, 3.00 Bathroom, 1,781 sqft  
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This sprawling fully finished bungalow in sought after Boulder Creek Estates is the dream home you've been waiting for. Experience love at first sight with soaring ceilings, exquisite custom finishes and over 3400 sq ft of living space. Outstanding curb appeal and a cozy covered front porch to curl up with a book regardless of the weather welcome you. The wow factor of this home grabs you immediately upon stepping into the spacious entryway where your eyes are drawn to the soaring ceilings with wood beams in the main living area. The perfect blend of rustic & elegant finishings might make you feel like you stumbled into a luxurious mountain lodge. The main living area is spacious, open and flooded with natural light. A floor to ceiling stone gas fireplace provides ambience & warmth as a show stopping focal point of the spacious living area. Fall in love with your gourmet kitchen where you'll find an abundance of ceiling height cabinets in a warm wood tone including deep drawers and textured glass front upper cabinets. Combined with a spacious walk through pantry you'll never run out of storage space. A raised breakfast bar plus a spacious dining room with built in sideboard provide plenty of space for everyday living as well as entertaining. Find your sanctuary in the serene primary retreat on the main level. There is lots of room for kind sized furniture plus a small sitting area. The 5 pc ensuite boasts dual sinks, jetted tub, walk in shower with glass door, huge walk in closet



with window, separate toilet area and even a linen cupboard. Enjoy direct access to your back deck as well as large windows overlooking the lovely yard. A 2nd bedroom on this level is ideal as a designated home office or maybe a child's room. A spacious laundry room and 2 pc powder room round out the main floor. In the fully finished basement you'll find a large recreation area that is an entertainer's dream complete with an expansive bar area and projector & sound system with built in speakers. Your family movie nights just levelled up. You'll also find 3 large bedrooms that your teenagers or guests will love to call their own. The bedrooms share a good sized full bath with tub. There is also a flex room that would make a terrific den, music room, yoga retreat or storage area depending on your needs. The fully fenced backyard transforms into a private oasis in the Spring & Summer thanks to the many mature trees and garden areas. A back deck plus a pergola covered area give you lots of room to enjoy with family & friends. There is even an enclosed dog run. The attached garage is a heated 3 car with tandem stall. Other things to love about this home - hot water on demand, 2 newer furnaces, water softener, underground sprinklers and a battery back up on the sump pump for peace of mind. You're going to love living in Langdon with it's wonderful quality of life, friendly small town feel, fantastic local businesses, great parks, pathways and fabulous schools. Don't let this one get away!

Built in 2010

### **Essential Information**

MLS® #	A2185397
Price	\$825,000
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,781
Acres	0.19
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	473 Boulder Creek Way Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	5
Parking	Driveway, Garage Door Opener, Triple Garage Attached, 220 Volt Wiring, Front Drive, Garage Faces Front, Heated Garage, Insulated, Tandem
# of Garages	3

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Bookcases, Ceiling Fan(s), Closet Organizers, Dry Bar, Vinyl Windows, Kitchen Island, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Electric Cooktop, Tankless Water Heater, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Electric, Great Room
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Dog Run, Garden, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting, Dog Run Fenced In, Garden, Gazebo, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 9th, 2025
Days on Market	102
Zoning	R1

## Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.