

# \$759,900 - 414 Boulder Creek Way Se, Langdon

MLS® #A2210415

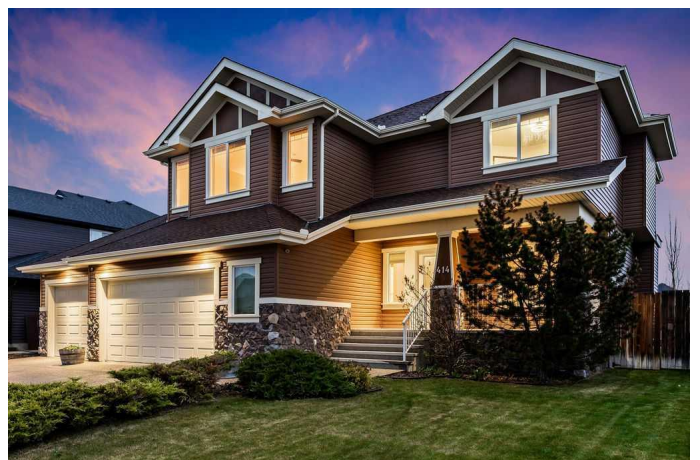
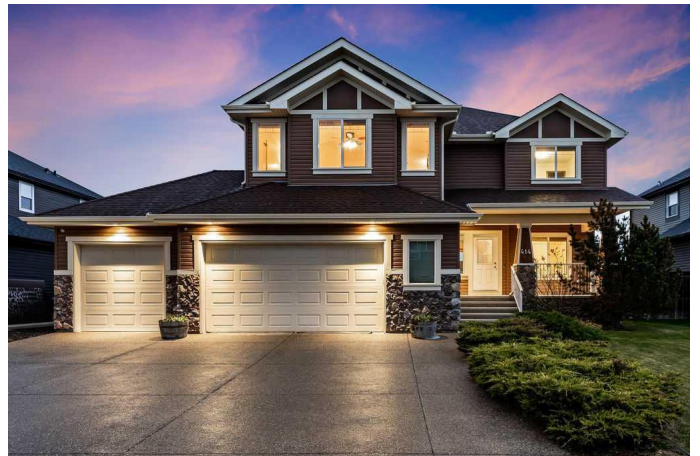
**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates in Langdon, Alberta—a community where small-town charm meets modern family living. This beautifully maintained 2,368 sq ft two-storey home offers the perfect setting for young families looking to settle down and grow. From the moment you arrive, the home's inviting curb appeal stands out with its professionally landscaped front yard, exposed aggregate driveway, and a cozy covered front porch—ideal for enjoying Alberta's stunning sunsets. Step inside to discover 9-foot ceilings and rich hardwood floors that flow throughout the main level. A versatile front flex room with double doors can serve as a home office, den, or formal dining area. The spacious living room, featuring a warm gas fireplace, seamlessly connects to the open-concept kitchen. Here, you'll find stainless steel appliances, ample cabinetry, a large island with granite countertops, and a walkthrough pantry—making meal prep and family gatherings a breeze. In-ceiling speakers enhance the ambiance, perfect for entertaining. Upstairs, a generous west-facing bonus room with vaulted ceilings provides an excellent space for family movie nights or a children's play area. The primary bedroom offers a peaceful retreat with a large walk-in closet and a luxurious 5-piece ensuite, complete with a soaker tub and separate shower. Two additional bedrooms are well-sized for a growing family, and the convenient upper-level laundry room includes



a sink for added functionality. The unfinished basement with in-floor heating awaits your personal touch, offering potential for additional living space to suit your family's needs. Outside, the fully fenced and beautifully landscaped backyard features stamped concrete pathways leading to a cozy fire pit area—perfect for roasting marshmallows and making memories. Located just a short 3-minute walk from The Track Golf Course, clubhouse, and restaurant, this home is ideally situated for both relaxation and recreation. Langdon offers a welcoming community atmosphere with the recent addition of a new high school and ball diamonds, providing excellent amenities for families. Plus, with Calgary's Stoney Trail only 15 minutes away, commuting is convenient. Don't miss the opportunity to make this exceptional property your family's new home. Call today to schedule a viewing!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210415    |
| Price          | \$759,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,368       |
| Acres          | 0.20        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                          |
|---------|--------------------------|
| Address | 414 Boulder Creek Way 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 | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Breakfast Bar, French Door, Granite Counters, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner                              |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                       |

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Other                                               |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 87             |
| Zoning         | DC-85          |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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