

# **\$739,900 - 46 Boulder Creek Manor Se, Langdon**

MLS® #A2217037

**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,313 sqft

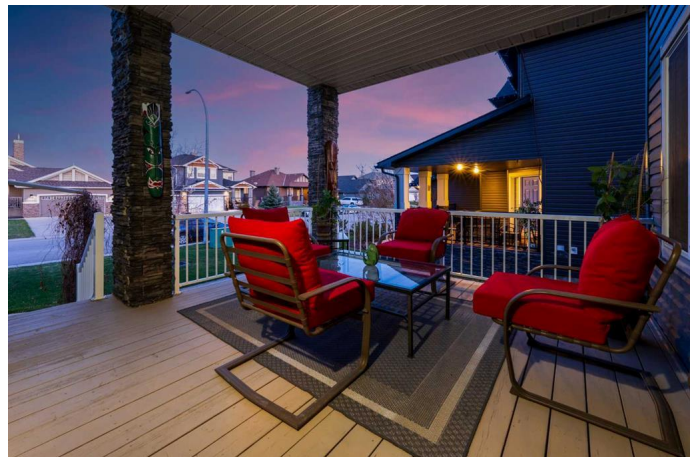
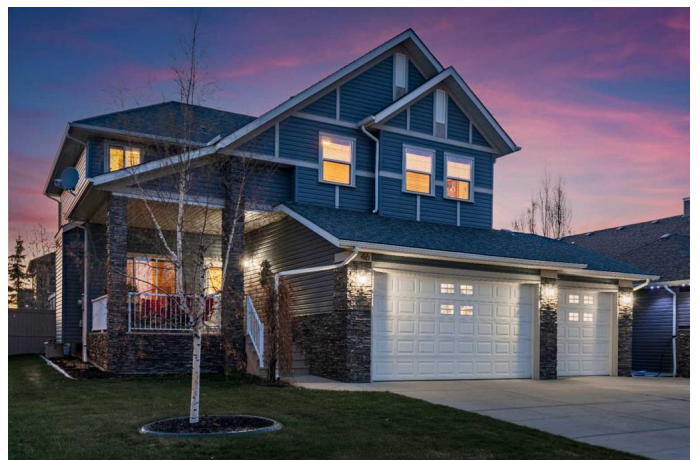
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional two-storey residence nestled in the tranquil and family-friendly community of Boulder Creek Estates in Langdon, Alberta. Situated on a quiet street, this home offers a perfect blend of comfort, style, and functionality, making it an ideal choice for those seeking a spacious retreat with a large, fully fenced yard with your own Greenhouse and large Shed.

As you approach, a charming covered, front veranda invites you to enjoy your morning coffee while soaking in the sunrise. Step inside to a welcoming entrance that opens into a thoughtfully designed main floor featuring gleaming dark tile flooring and an abundance of natural light streaming through large, west facing windows. The main floor boasts a private den with French doors, providing a quiet space for work or study. The heart of the home is the gourmet kitchen, adorned with fresh white cabinetry, expansive granite countertops, stainless steel appliances, and a generous walk-in pantry. The open-concept layout seamlessly connects the kitchen to the dining area and living room, where a cozy three-sided stone-faced fireplace adds warmth and ambiance.

Upstairs, you'll find a spacious bonus room perfect for family movie nights or a play area for the kids. The luxurious master suite features a walk-in closet and a spa-like five-piece ensuite with a separate soaker tub



and an oversized shower. Two additional well-sized bedrooms and another full bathroom complete the upper level.

The lower level is ready for your personal touch, with rough-ins for a bathroom and ample space to create a fourth bedroom and recreation room. Step outside to the massive west-facing deck, ideal for entertaining or relaxing in the evening sun. The aggregate patio is prepped for a future hot tub, and the expansive backyard is fully enclosed with a wood fence, offering privacy and security. The triple-car heated garage provides ample space for vehicles and storage.

Boulder Creek Estates is a safe and serene golf course community that offers a peaceful lifestyle while being conveniently located near schools, parks, and walking paths. Experience the perfect balance of small-town charm and modern amenities in this beautiful Langdon home. Call today!

Built in 2007

**Essential Information**

MLS® #	A2217037
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,313
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	46 Boulder Creek Manor Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Dog Run
Lot Description	Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	23
Zoning	DC-85

### Listing Details

Listing Office	RE/MAX First
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