# \$1,099,900 - 244 Boulder Creek Crescent Se, Langdon

MLS® #A2235181

## \$1,099,900

4 Bedroom, 4.00 Bathroom, 2,828 sqft Residential on 0.25 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Langdon & Welcome Home! Absolutely Exquisite Home situated on a ¼ ACRE PIE LOT, ON THE GOLF COURSE! **BOULDER CREEK ESTATES hosts many** Families and Empty Nesters. It is quietly located on the Edge of Town but still close proximity to all the amenities the Town and Nearby Calgary can offer. If you are looking for that small town feel but still need your Tim's Double/Double in the morning you have found it! The investment in landscaping as well as open air areas, cannot be found on the market. 3 Sunrooms! Yes 3, all offering a unique way to lounge or work! The yard gives a serene view of the golf course, naturalized areas and the creek! Cook pizza in the outdoor stone oven, then Dine under the Pergola, and build a fire to enjoy smores for desert. This home was built to entertain! Watching the golfers shank balls into the creek is absolutely free! When you arrive you will be delighted to see low maintenance front landscaping, a triple car heated garage and parking for your RV or Golf Cart. Inside you will hopefully find everything you are looking for: A front Office, Upgraded Chefs Kitchen with a new sink and cooktop, a generous open layout with a walkthrough pantry to a huge mudroom, and make sure you check out the gas lines in the upper sunrooms â€" never question if you can BBQ in the rain again! Upstairs you will find your primary suite + 2 bedrooms, another bath, the laundry room and a multi-use LOFT. Head to the WALKOUT Basement and you will







find a MASSIVE REC ROOM, bath, additional bedroom/flex, bonus room and finally the last Sunroom! This is a must see! Come for a Visit Today, and maybe just Stay a little while longer!

Built in 2018

## **Essential Information**

MLS® # A2235181 Price \$1,099,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,828
Acres 0.25
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

# **Community Information**

Address 244 Boulder Creek Crescent Se

Subdivision Boulder Creek Estates

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X3

### **Amenities**

Amenities None

Parking Spaces 4

Parking Heated Garage, RV Access/Parking, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features No Smoking Home, Open Floorplan, See Remarks

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit

Lot Description Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours

Behind, On Golf Course, Pie Shaped Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

#### Additional Information

Date Listed June 28th, 2025

Days on Market 114

Zoning DC-85

HOA Fees Freq. ANN

# **Listing Details**

Listing Office KIC Realty

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