

# \$874,900 - 261 Boulder Creek Crescent Se, Langdon

MLS® #A2237204

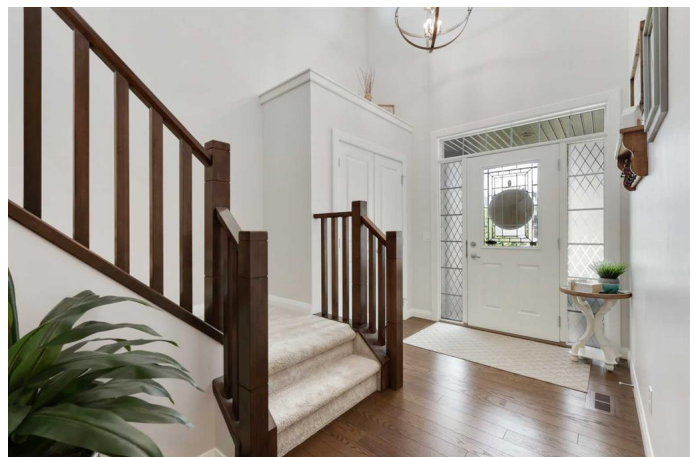
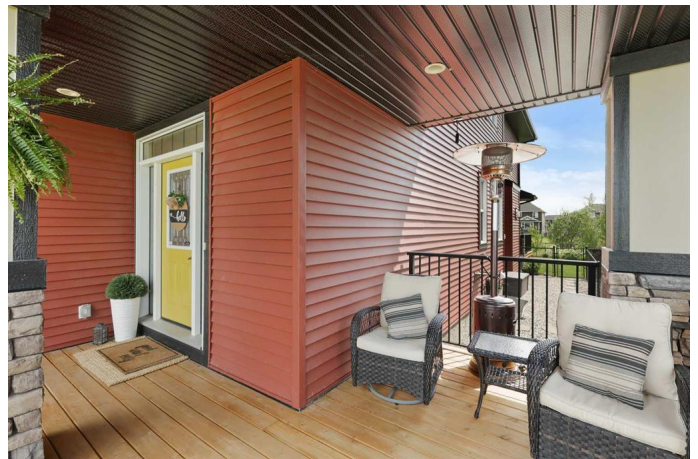
**\$874,900**

4 Bedroom, 3.00 Bathroom, 2,663 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Perfect blend of elegance and comfort located in one of Langdon's most sought after communities Boulder Creek Estates. This exceptional home was thoughtfully designed to maximize your living space with spacious open areas perfect for entertaining as well as warm intimate spaces for everyday family life. Outstanding curb appeal with impeccable landscaping, a cozy covered front deck and vibrant red siding. This home has no shortage of wow factor starting with the grand front entrance featuring a soaring vaulted ceiling with clerestory windows at the top, decorative transom window and side lights surrounding the front door and an eye-catching feature wall up the stairs. A den with sliding barn doors is perfectly positioned to allow for privacy to work or study from home. The open concept main living area is spacious and bright thanks to tons of large South facing windows and 9' ceilings throughout. Central air conditioning will keep you cool and comfortable in the summer months. Get ready to embrace your inner chef in this well equipped & well designed kitchen. You'll enjoy ceiling height cabinets, under cabinet lighting, quartz counters, herringbone tile backsplash, gleaming high end stainless steel appliances including a gas range and built-in microwave, there is even a pot filler over the stove. A large counter height island with seating is the perfect place for friends and family to gather in the heart of this home. The kitchen flows seamlessly into both the dining room and the



main living area that is anchored by an elegant electric fireplace flanked by built-in cabinets and shelving for storage and display. This main level is rounded out by a 2 pc powder room and a spacious laundry / mudroom off the garage which will help your busy family stay organized and keep clutter out of your main living area. Heading upstairs youâ€™ll find the bright and sunny bonus room that is sure to become your familyâ€™s favourite place to gather for movies or games. There are 4 good sized bedrooms upstairs including the spacious primary retreat complete with a luxurious spa inspired 5 pc ensuite with a deep free standing soaker tub, separate glass shower and his and hers sinks. The large walk in closet has built in drawers and shelving. The other 3 bedrooms are each a good size with ample closet space and they share the main bath. The lower level is unspoiled and ready for you to finish to suit your needs whenever you are ready. The home of your dreams wouldnâ€™t be complete without the backyard of your dreams and this one fits the bill! The South facing yard has extensive and mature landscaping, raised planters, a large 2 tiered deck, a dog run and the ultimate indulgence of a hot tub. This home is ideally located backing onto green space which includes walking paths, playground and even a basketball court. Your kids are going to love stepping out the back gate to meet friends while you watch from the comfort of your back deck. A heated 3 car garage is icing on the cake. Call today!

Built in 2016

### **Essential Information**

MLS® #	A2237204
Price	\$874,900
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,663
Acres	0.19
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	261 Boulder Creek Crescent 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	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, No Neighbours Behind, Underground Sprinklers, Dog Run Fenced In

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	29
Zoning	DC85

### Listing Details

Listing Office	RE/MAX Key
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