



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**453 BOULDER CREEK Way, Langdon T0J 1X3**

MLS®#: **A2115347**

Area: **Boulder Creek  
Estates**

Listing **03/15/24**

List Price: **\$824,900**

Status: **Active**

County: **Rocky View County**

Date:  
Change: **-\$10k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Langdon**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **9,147 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,023**

Low Sqft:

Ttl Sqft: **2,023**

DOM

**66**

Layout

Beds: **5 (3 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **7**

Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Irregular Lot,Landscaped**  
Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Refrigerator,Washer**  
Int Feat: **High Ceilings,Kitchen Island,Soaking Tub**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 15`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 10`9"</b>	<b>Family Room</b>	<b>Basement</b>	<b>30`4" x 17`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>13`3" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`11" x 15`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`9" x 12`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`8" x 12`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`7" x 13`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`11" x 12`1"</b>

5pc Ensuite bath 4pc Bathroom	Main Basement	12`8" x 9`10" 12`5" x 6`9"	4pc Bathroom	Main	8`4" x 6`1"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-1				
Legal Desc:	0711240		Remarks		
Pub Rmks:	Nestled on a corner lot, this south-facing bungalow with over 4,000 Square Feet of living space and triple attached garage offers the ultimate in comfort and luxury. As you step into the home you will notice the spacious foyer with high ceiling featuring a top of the line chandelier. Immediately you will be greeted with a vast open floor plan featuring a recently installed solid (3 ¼ inch) hardwood floor throughout the main level. Spacious living room with gas fireplace with a floor-to-ceiling, wall-to-wall stone accent wall. Gourmet kitchen with newer stainless steel appliances and black granite countertops and breakfast bar adjacent to dining area with access to recently updated and expanded multi-level sundeck with composite planks. The yard is fenced and fully landscaped with a concrete patio and a second-deck featuring a newer gazebo. As you walk back into the house explore the 3 spacious bedrooms with the primary bedroom featuring a 5-piece ensuite with separate 2 person shower and walk-in closet. The second bedroom can be utilized as a flex room, which may include an office, library, or home business. The main 4-piece bath is conveniently located across the third bedroom. Main level laundry with access to attached triple-car garage. The basement is fully and professionally finished boasting 9ft ceilings with 2 large bedrooms, a 4-piece bathroom, large storage room, and a huge space for your entertainment. Seize the opportunity to call this stunning property your home!				
Inclusions:	N/A				
Property Listed By:	CIR Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























