

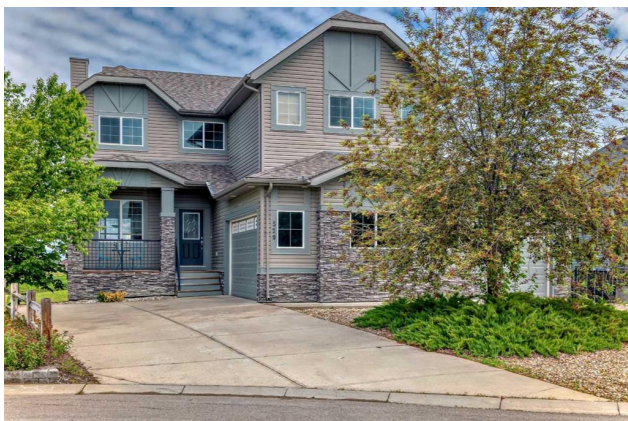


THE
A-TEAM

**RE/MAX
FIRST**

529 BOULDER CREEK Circle, Langdon T0J 1J3

MLS®#: **A2142726** Area: **Boulder Creek Estates** Listing Date: **06/19/24** List Price: **\$799,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Langdon**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **8,276 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,645**
 Low Sqft:
 Ttl Sqft: **2,645**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Lawn,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,Pie Shaped Lot,Private**

Park Feat:

Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Off Street,On Street,Oversized,Parking Pad,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **French Door,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`3" x 6`5"	Walk-In Closet	Main	5`4" x 6`3"
Mud Room	Main	5`2" x 7`0"	2pc Bathroom	Main	0`0" x 0`0"
Den	Main	9`10" x 10`10"	Family Room	Main	13`11" x 15`0"
Kitchen	Main	13`0" x 10`9"	Breakfast Nook	Main	11`4" x 9`11"
Dining Room	Main	13`10" x 10`8"	Living Room	Main	13`8" x 10`9"
Balcony	Main	13`7" x 9`8"	Bonus Room	Second	17`2" x 12`9"
Bedroom	Second	10`0" x 10`11"	Laundry	Second	6`1" x 5`5"

5pc Bathroom
Bedroom - Primary
5pc Ensuite bath

Second
Second
Second

0`0" x 0`0"
19`3" x 20`11"
11`11" x 13`8"

Bedroom
Walk-In Closet

Second
Second

11`5" x 10`8"
7`7" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0711240

Zoning:
DC85

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY JUNE 22: 12:30 to 3:30 PM.BACKING on to GOLF COURSE,WALK-OUT BASEMENT,TRIPLE GARAGE,TWO CONCRETE DIVEWAYS ,WOW!!!!.(FINALLY;just what you have been waiting for is NOW here AT a GREAT PRICE).Beautiful curb appeal with LOW maintenance landscaping TWO LONG DIVEWAYS for LOTS of PARKING.BIG KITCHEN with LOTS of Floor to ceiling TALL cabinets,GRANITE COUNTER TOPS ,STAINLESS STEEL APPLIANCES,Corner Pantry, ISLANDwith Wine rack,Open counter to Breakfast nook. NOOK has access door to LARGE Bacony with amazing view of Golf Course.Family room with TILE surround feature fireplace. Large diningroom and another sitting room. MAIN floor Den/Office with DOUBLE FRENCH DOORS . MUD room with BIG walk-in entry closet . GRAND IMPRESSIVE OPEN STAIRCASE to SECOND FLOOR . HUGE MASTER BEDROOM with RETREAT SITTING AREA. BIG FIVE PCE. MASTER En-suite withTILE SURROUND DEEP Soaker Jetted Tub ,SEPARATE shower ,and lots of cabinets ,TILE Flooring . (ALL with GREAT VIEWS). BIG WALK-IN CLOSET . BIG Bonus Room (Currently being used as a Bedroom). SEPARATE SECOND FLOOR LAUNDRY ROOM. MAIN 5 PCE. BATHROOM. HUGE WIDE OPEN SPAN WALK-OUT BASEMENT with BIG Widows and high ceiling,SEPARATE access door to COVERED PATIO and BIG PRIVATE FENCED BACKYARD with AWESOME GOLF COURSE VIEW . WOW!!!!AMAZING HOME in an AMAZING LOCATION.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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





