



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234 BOULDER CREEK Court, Langdon T0J1X3**

MLS®#: **A2143353**      Area: **Boulder Creek Estates**      Listing Date: **06/21/24**      List Price: **\$949,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$46k, 09-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Langdon**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **7,800 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,647**  
 Low Sqft:  
 Ttl Sqft: **2,647**

DOM

**99**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Fireplace(s)**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Ceramic Tile,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Water Heater,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`6" x 12`2"
Living Room	Main	13`8" x 16`0"
Kitchen	Main	13`4" x 19`3"
Bedroom - Primary	Second	13`6" x 17`0"
Bedroom	Second	10`0" x 11`6"
Family Room	Basement	13`0" x 18`3"

Room	Level	Dimensions
Den	Main	9`7" x 12`0"
Dining Room	Main	13`9" x 15`9"
Laundry	Main	9`7" x 13`7"
Bedroom	Second	10`0" x 11`6"
Bonus Room	Second	11`2" x 15`7"
Bedroom	Basement	12`9" x 14`9"

**Bedroom**  
**Furnace/Utility Room**  
**5pc Ensuite bath**  
**4pc Bathroom**

**Basement**  
**Basement**  
**Second**  
**Basement**

**12`8" x 12`10"**  
**11`5" x 13`1"**  
**10`10" x 17`7"**  
**5`0" x 9`7"**

**Bedroom**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Main**  
**Second**

**11`9" x 14`9"**  
**4`9" x 5`0"**  
**5`0" x 10`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0911274**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to this custom-built better than new, Stepper home located in the desired community of Boulder Creek Estates, Langdon. This unparalleled very large corner lot with over \$170,000 in professionally landscaped well-manicured yard and beautiful maintenance-free vinyl fencing, beautiful flower beds, underground sprinklers, custom-built shed and private paving stone patio. Once you step inside through the front veranda with brand new composite decking & aluminum hand railing, you're immediately greeted with a stunning well-lit foyer where your eyes are drawn to the double-sided gas fireplace and floor-to-ceiling travertine wall, and 100-year-old log fireplace mantle. The main floor features a large bright office, perfect for a working at home. Natural light from a garden door and large windows flood the kitchen making the space feel bright, airy, and connected to the outdoors. From expansive granite countertops, a substantial island providing ample workspace for food preparation, to well-designed custom maple cabinetry with brand new kitchen hardware, to well placed stylish brand new pendant and recessed lighting which creates a warm and inviting ambiance. The kitchen seamlessly connects to the adjacent dining room with an elegant floor-to-ceiling brand-new full travertine wine wall which becomes the focal point of the main floor, and brand-new light fixtures throughout the main floor. Enjoy family gatherings in a warm and inviting family room listening to your favorite music with a fully integrated sound system with individual room control. The walkthrough pantry and newly renovated laundry/mud room, comes with quartz countertops, gleaming white subway backsplash, and with matching faucet and black onyx sink. As you ascend to the second floor your attention is drawn to a magnificent shaker feature wall with brand-new stairway carpeting throughout, you'll love the soft glow of the brand-new Bluetooth-controlled chandelier hanging above as it casts a warm, inviting light. Upstairs you are immediately greeted with a huge bonus room, with brand-new luxury vinyl plank flooring throughout the second floor, two large bedrooms and a massive primary bedroom with a huge ensuite featuring a walk-in tile shower and large walk-in closet. In the basement, you are greeted by a spacious and open layout with 10' high ceilings and 3 large bedrooms, wet bar with beautiful cabinetry. The main living area and bedrooms have brand-new Insul-Armor Subfloor and brand-new luxury vinyl flooring. The oversized fully renovated heated garage has new paint, textured ceiling, brand new LED lighting, brand new epoxy flooring with new maple cabinetry and live edge countertop, brand new natural gas heater with Bluetooth thermostat, huge floor-to-ceiling mirror, new tool rack. The home has a state of the art mechanical system featuring 3 tier multi-zone furnace system with a brand new central A/C with warranty, Central vac, Kinetic water system and de-chlorinator. This is truly a forever home.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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























