



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**533 BOULDER CREEK Circle, Langdon T0J1X3**

MLS® #: **A2153879**      Area: **Boulder Creek Estates**      Listing Date: **08/15/24**      List Price: **\$895,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Langdon**  
 City/Town: **Langdon**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **7,840 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,758**  
 Low Sqft:  
 Ttl Sqft: **1,758**

DOM  
**34**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 11`6"	Kitchen	Main	11`0" x 14`3"
Breakfast Nook	Main	10`6" x 11`11"	Dining Room	Main	10`5" x 13`3"
Living Room	Main	12`9" x 15`3"	Bedroom - Primary	Main	11`11" x 16`11"
Bedroom	Main	10`11" x 11`11"	Laundry	Main	6`1" x 8`3"

**Bedroom**  
**Family Room**  
**Media Room**  
**2pc Bathroom**  
**4pc Bathroom**

**Basement**  
**Basement**  
**Basement**  
**Main**  
**Basement**

**11`4" x 13`3"**  
**14`9" x 15`3"**  
**10`9" x 15`9"**  
**4`8" x 4`10"**  
**5`9" x 9`1"**

**Bedroom**  
**Game Room**  
**Furnace/Utility Room**  
**5pc Ensuite bath**

**Basement**  
**Basement**  
**Basement**  
**Main**

**11`4" x 13`1"**  
**11`4" x 28`9"**  
**10`0" x 17`6"**  
**11`2" x 11`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0711240**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Have you been to Langdon lately? BIGGER LOTS, BETTER PRICES, and amazing GOLF COURSE LIVING make it an appealing choice for many! This gorgeous ESTATE WALKOUT BUNGALOW is a must see with its 3520SQFT+ of living space, superb location backing onto Boulder Creek Golf Course, and stunning views of rolling landscapes, ponds and beautiful mature vegetation. Step in (click 3D for walkthrough video), and you will see quality, warmth and ambiance throughout this custom home. MAIN LEVEL features soaring 14' high ceiling, large living room with gas fire place, open dining area, and kitchen with walkthrough pantry & huge island. Large windows overlooking the golf course define this space and exude elegant sophistication. Primary bedroom is spacious and features huge ensuite bathroom with double sinks, shower, jetted tub, plus large walk-in closet. Bright den (or second bedroom) with bay window, spacious dining room (or optional second den), main floor laundry, and half bath complete this level. LOWER LEVEL features 9' ceiling, huge recreation room with gas fire place and plenty of space for pool table & games room, a private media room, plus two additional large bedrooms and full bathroom. And wait, there is more! Stepping outside, you will fall in love with this home's STUNNING 3-SEASON SUN-ROOM, a fully enclosed "outdoor" room with stamped concrete flooring, optional gas fire table, opening walls/screens & double doors to back yard. BACK YARD is beautifully landscaped with garden beds, mature trees, stamped concrete patio, and beautiful stone fire-pit & seating area. Did we mention the maple hardwood flooring, the permanent LED SOFFIT LIGHTING, underground irrigation system, OVERSIZED (21'1" x 25'6") HEATED GARAGE, and newer hot water tank & kitchen appliances? If you're looking for a gorgeous walk-out bungalow in a tranquil setting with great neighbours, all under \$900K, then THIS IS IT!!!**

Inclusions:  
Property Listed By:

**Shed, Outdoor Speakers, Satellite Dish, Alarm System, Indoor Speakers, Tv Bracket**  
**CIR Realty**

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











