

## 421 BOULDER CREEK Way, Langdon TOJ 1X3

Estates Date:	MLS®#:	A2157358	Area:	Boulder Creek	Listing	08/13/24	List Price: \$799,900
Status: Active County: Rocky view County Change: None Association: Fort McMurray	Status:	Active	County:	Estates Rocky View County		None	Association: Fort McMurray



General Information	<u>1</u>			DOM	
Prop Type:	Residential			36	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Langdon	Finished Floor Ar	ea	Beds:	3 (1 2 )
Year Built:	2008	Abv Sqft:	1,726	Baths:	2.5 (2 1)
Lot Information		Low Sqft:		Style:	Bungalow
Lot Sz Ar:	8,276 sqft	Ttl Sqft:	1,726		
Lot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
Access:				2	
Lot Feat:	Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,On Golf Course				
Park Feat:	Double Garage Attached,Heated Garage				

Utilities and Features

Roof: Heating:	Asphalt Shingle Forced Air	2		Construction: Vinyl Siding,Wood Frame					
Sewer:	I OICEU AII			Flooring:					
Ext Feat:	Private Yard			5	Carpet,Hardwood				
	Flivate Talu			Water Source:					
				Fnd/Bsmt:					
				Poured Concrete					
Kitchen Appl:									
		Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s) Room Information							
Int Feat: Utilities:		Built-in Features,Do	ouble Vanity,High Ceilings,Kitchen Isl		ian,Pantry,Sump Pump(S),	vauited Cening(s), waik-in Closet(s)			
Jtilities:		Built-in Features,Do	ouble Vanity,High Ceilings,Kitchen Isl		Level	Dimensions			
Jtilities:				Room Information					
Jtilities: Room 2pc Bathroom		Level	Dimensions	Room Information	Level	Dimensions			
Jtilities: Room Ppc Bathroom Dining Room		Level Main	<u>Dimensions</u> 5`1" x 5`0"	Room Information Room <b>5pc Ensuite bath</b>	<u>Level</u> Main	<u>Dimensions</u> 12`1" x 13`7"			
Jtilities: Room Ppc Bathroom Dining Room Laundry		<u>Level</u> Main Main	Dimensions 5`1" x 5`0" 13`10" x 11`4"	Room Information <u>Room</u> <b>5pc Ensuite bath</b> <b>Kitchen</b>	<u>Level</u> Main Main	Dimensions 12`1" x 13`7" 11`1" x 14`5"			
Utilities: Room 2pc Bathroom Dining Room Laundry Den		<u>Level</u> Main Main Main	Dimensions 5`1" x 5`0" 13`10" x 11`4" 8`0" x 9`8"	Room Information <u>Room</u> <b>5pc Ensuite bath</b> <b>Kitchen</b> <b>Living Room</b>	<u>Level</u> Main Main Main	Dimensions 12`1" x 13`7" 11`1" x 14`5" 15`8" x 17`4"			
		<u>Level</u> Main Main Main Main	Dimensions 5`1" x 5`0" 13`10" x 11`4" 8`0" x 9`8" 12`0" x 12`6"	Room Information <u>Room</u> <b>5pc Ensuite bath</b> Kitchen Living Room Bedroom - Primary	<u>Level</u> Main Main Main Main	Dimensions 12`1" x 13`7" 11`1" x 14`5" 15`8" x 17`4" 12`0" x 20`1"			

	Legal/Tax/Financial					
Title: <b>Fee Simple</b> Legal Desc:	Zoning: DC85 0711240					
	Remarks					
Pub Rmks: Inclusions:	Fully finished bungalow in an unbeatable location backing onto Hole #1 of The Track Golf Course in beautiful Boulder Creek Estates. Pride of ownership is evident in this immaculate well maintained home. The secluded covered front porch is the perfect place to enjoy the outdoors while being protected from the elements. Inside the spacious open floor plan with soaring vaulted ceilings and tons of natural light flooding in through the West facing windows is designed to showcase your expansive and breathtaking golf course views. The well equipped kitchen offers plenty of cupboard & counter space with a neutral colour scheme that allows you to easily customize the space to suit your own design taste. A large counter height island is the perfect space to gather while entertaining or or everyday family life. A gas fireplace next to built in cabinets provides ambience and warmt through the cooler months of the year. A designated home office space is nicely tucked away at the front of the home for optimal privacy. The primary bedroom on this level is complete with a 5 pc ensuite and walk-in closet and takes advantage of the outstanding view with a bay window. A laundry room and 2 pc guest bath round out this level. There is so much more space to enjoy in the fully finished basement where you'll find 2 more bedrooms for guests, teenagers, extended family members or to use as a home gym or hobby room depending on your needs. There is also a ccy family room with a gas fireplace as well as a second recreation room that is currently being used as a billiards room but could be made into a bedroom if needed. There is also a full bath and ample storage space left. The opportunities are simply endless. Outside the West facing backyard is huge with an expansive upper deck and endless views of the golf course with minimal risk of stray golf balls winding up in your yard. You'll also enjoy the heated double car garage with a man door into the back yard for convenience. Additional upgrades added include central air conditioning, wat					

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