



THE
A-TEAM

**RE/MAX
FIRST**

421 BOULDER CREEK Way, Langdon T0J 1X3

MLS®#: **A2157358**

Area: **Boulder Creek Estates**

Listing Date: **08/13/24**

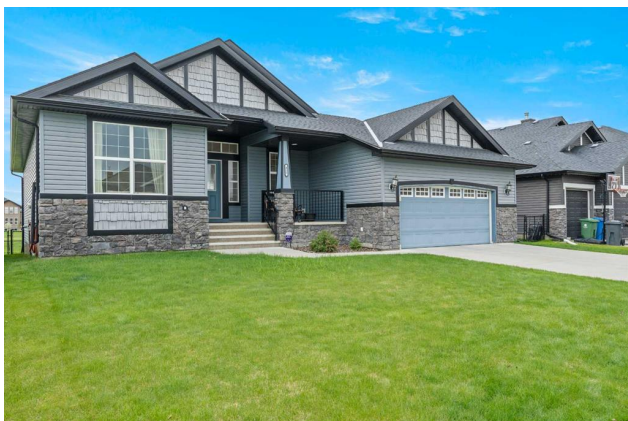
List Price: **\$799,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Langdon**
Year Built: **2008**

Lot Information

Lot Sz Ar: **8,276 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,726**
Low Sqft:
Ttl Sqft: **1,726**

DOM

36
Layout
Beds: **3 (1 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,Front Yard,Lawn,Landscaped,Level,On Golf Course**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **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)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"
Dining Room	Main	13`10" x 11`4"
Laundry	Main	8`0" x 9`8"
Den	Main	12`0" x 12`6"
4pc Bathroom	Lower	7`7" x 9`11"
Bedroom	Lower	11`3" x 16`7"
Family Room	Lower	14`11" x 20`0"

Room	Level	Dimensions
5pc Ensuite bath	Main	12`1" x 13`7"
Kitchen	Main	11`1" x 14`5"
Living Room	Main	15`8" x 17`4"
Bedroom - Primary	Main	12`0" x 20`1"
Bedroom	Lower	11`4" x 15`8"
Hobby Room	Lower	10`9" x 10`4"
Game Room	Lower	12`6" x 23`2"

