

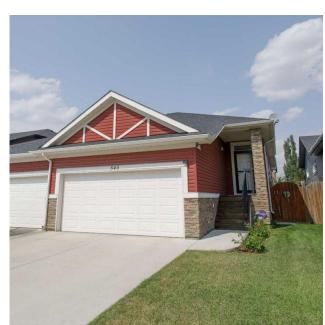
## 545 BOULDER CREEK Green, Langdon TOJ 1X3

08/15/24 List Price: **\$599,900** MLS®#: A2157545 Area: **Boulder Creek** Listing

**Estates** 

Status: Active **Rocky View County** Change: Association: Fort McMurray County: -\$10k, 23-Aug

Date:



**General Information** 

Lot Information

Lot Sz Ar:

Lot Shape:

Prop Type: Residential

Sub Type: Semi Detached (Half <u>Layout</u>

Duplex) Finished Floor Area Beds: 3 (2 1 ) 3.0 (3 0) City/Town: Baths: Langdon Abv Saft: 1,436

2012 Low Sqft: Year Built:

> Ttl Sqft: 1.436

3,920 sqft

**Parking** 

DOM

Style:

Bungalow, Side by

Side

34

Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Gazebo, Garden, Rectangular Lot

Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad Park Feat:

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame Heating:

Sewer: Flooring:

Ext Feat: Garden, Lighting, Private Yard, Storage Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings Int Feat:

Double Vanity, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In

Closet(s)

**Utilities:** 

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	47`11" x 26`3"	Dining Room	Main	42`8" x 38`1"
Living Room	Main	49`3" x 44`7"	Game Room	Lower	101`9" x 55`9"
Furnace/Utility Room	Lower	49`3" x 42`8"	Laundry	Main	45`11" x 19`8"
Bedroom - Primary	Main	49`3" x 36`1"	Bedroom	Main	36`1" x 32`10"
Bedroom	Lower	41`4" x 32`10"	5pc Ensuite bath	Main	38`1" x 32`10"
4pc Bathroom	Main	28`3" x 16`5"	4pc Bathroom	Lower	32`10" x 19`8"
	Legal/Tax/Financial				

Title: Zoning: Fee Simple DC85

Legal Desc: **0911274** 

Remarks

Pub Rmks:

PRICE REDUCED!!! UPGRADED FULLY FINISHED ATTACHED BUNGALOW IN BOULDER CREEK ESTATES WITHOUT CONDO FEES. If you are looking for a place to call your own, don't look any further! This south facing attached bungalow with a double attached garage showcases a great floor plan with 2,872 sq. ft of living space with 3 Bedrooms & 3 Full baths. The entire main floor has been updated with a light colored scratch free & waterproof engineered laminate that makes it low maintenance & quick to clean. This main floor area includes the living room, kitchen, 2 good sized bedrooms on each end as well as 2 full Baths. The kitchen has also been upgraded with a beautiful eggshell colored kitchen cabinets that are soft closing which were all professionally done & installed. The open-concept and vaulted ceilings of the main floor makes the area spacious, bright and relaxing. The 3-sided gas fireplace provides a defined distinction between areas and provides the added warmth needed during our extremely cold winter nights here in Alberta. Artistic touches has been done to specific areas in the entire house by providing durable, high quality & tastefully designed wall paper & murals that makes the walls alive. The fully developed basement has a huge entertainment area with space for a home theatre, office space and games area that is fully carpeted to keep the area warm. It also has the 3rd bedroom, 3rd full bath & a great storage space with good shelving to organize other important stuff. This home has a newer water tank, water softener, brand new central AC & all-season exterior LED lights with a variety of colors that can be matched to the celebration or holiday. The low maintenance backyard has 2 decks and cemented blocks ideal for those outside barbecues & parties with friends. This property is located around the corner to "The Track" - Golf Course for golf enthusiasts. Perfectly situated East to the City with easy access to Glenmore Trail, 22X, 16th Ave. allowing a quick commute to Calgary. A quaint & quiet town that offers a perf

Inclusions:

Property Listed By:

CIR Realty

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

