



THE
A-TEAM

**RE/MAX
FIRST**

545 BOULDER CREEK Green, Langdon T0J 1X3

MLS® #: **A2157545** Area: **Boulder Creek Estates** Listing Date: **08/15/24** List Price: **\$599,900**
 Status: **Active** County: **Rocky View County** Change: **-\$10k, 23-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Langdon**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,920 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,436**
 Low Sqft:
 Ttl Sqft: **1,436**

DOM

34
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow,Side by Side**

Parking

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

Access:
 Lot Feat: **Gazebo,Garden,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **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

Room	Level	Dimensions
Kitchen	Main	47`11" x 26`3"
Living Room	Main	49`3" x 44`7"
Furnace/Utility Room	Lower	49`3" x 42`8"
Bedroom - Primary	Main	49`3" x 36`1"
Bedroom	Lower	41`4" x 32`10"
4pc Bathroom	Main	28`3" x 16`5"

Room	Level	Dimensions
Dining Room	Main	42`8" x 38`1"
Game Room	Lower	101`9" x 55`9"
Laundry	Main	45`11" x 19`8"
Bedroom	Main	36`1" x 32`10"
5pc Ensuite bath	Main	38`1" x 32`10"
4pc Bathroom	Lower	32`10" x 19`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0911274**

Zoning: **DC85**

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 perfect mix of City living with a small town feel. What are you waiting for, book a viewing now! Note: The carpet in the basement will be replaced with vinyl planks on or before closing date.**

Inclusions: **Exterior all seasons lighting, 70" TV & TV Stand in the basement recreation room, Backyard Pergola.**
 Property Listed By: **CIR Realty**

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







