



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 BOULDER CREEK Place, Langdon T0J 1X3**

MLS®#: **A2160156** Area: **Boulder Creek Estates** Listing Date: **08/23/24** List Price: **\$984,900**  
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Langdon**  
 City/Town: **Langdon**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **7,840 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,210**  
 Low Sqft:  
 Ttl Sqft: **3,210**

DOM  
**26**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **8**  
 Garage Sz: **8**

Access:  
 Lot Feat: **Backs on to Park/Green Space,City Lot,Close to Clubhouse,Cul-De-Sac,No Neighbours Behind,Landscaped,Street Lighting,On Golf Course,Rectangular Lot**  
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Post & Beam,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Built-In Oven,Dishwasher,Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level  | Dimensions    |
|-------------------|--------|---------------|
| Living Room       | Main   | 21`2" x 15`5" |
| 2pc Bathroom      | Main   | 5`3" x 5`1"   |
| Office            | Main   | 10`0" x 10`8" |
| Pantry            | Main   | 7`5" x 11`4"  |
| Bedroom - Primary | Second | 15`0" x 17`0" |
| Bedroom           | Second | 11`8" x 13`0" |
| Bedroom           | Second | 11`9" x 14`4" |

| Room           | Level  | Dimensions    |
|----------------|--------|---------------|
| Kitchen        | Main   | 14`1" x 15`4" |
| Dining Room    | Main   | 10`2" x 11`5" |
| Mud Room       | Main   | 11`10" x 7`1" |
| Foyer          | Main   | 13`2" x 6`0"  |
| Walk-In Closet | Second | 11`1" x 6`11" |
| Bedroom        | Second | 14`0" x 11`0" |
| Laundry        | Second | 11`0" x 7`2"  |

5pc Ensuite bath  
4pc Bathroom

Second  
Second

8`0" x 26`1"  
4`0" x 9`11"

4pc Bathroom  
Family Room

Legal/Tax/Financial

Second  
Second

4`10" x 12`10"  
13`9" x 17`5"

Title:  
**Fee Simple**  
Legal Desc:

1812355

Zoning:  
**R 1**

Remarks

Pub Rmks:

**Welcome to This upgraded brand-new house is a stunning blend of modern luxury and thoughtful design, perfect for those seeking a premium living experience. The home features a spacious main floor office, ideal for working from home or managing daily tasks in a quiet, dedicated space along with nice open to above living room to relax with fireplace that opens to back patio door where you can have view of nice golf course The kitchen is a chef's dream, boasting high-end upgrades throughout, including top-of-the-line appliances, elegant cabinetry, and a large island perfect for entertaining. Adjacent to the kitchen is a well-appointed butler's pantry, offering additional storage and prep space, making it ideal for hosting large gatherings. The main living areas are highlighted by high ceilings, creating an airy, open feel that enhances the overall grandeur of the home. Large windows throughout the home not only flood the space with natural light but also offer picturesque views as the property backs onto a beautifully maintained golf course. Upstairs, you will find four generously sized bedrooms, providing ample space for family and guests. The master suite is a true retreat, complete with a luxurious ensuite bathroom , standing shower and soak in tub , double vanities , huge walk in closet with all the built ins . The home offers three full bathrooms and one half washroom , each finished with modern fixtures and high-quality materials. The home also features a large laundry room with plenty of counter space and storage, making household chores a breeze. Additionally, a bonus room provides versatile space that can be used as a playroom, media room, or additional living area, catering to a variety of lifestyle needs. This property perfectly combines luxury, functionality, and serene surroundings, making it a truly exceptional place to call home. There is four car garage attached for all your nice toys to park .Huge lot and very quiet street . Basement is unfinished waiting for your creative ideas. This homes comes with Progressive home warranty and has KITCHENAID APPLINCES PACKAGE from trail appliances.**

Inclusions:  
Property Listed By:

n/a  
**TREC The Real Estate Company**

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











