



THE
A-TEAM

**RE/MAX
FIRST**

312 BOULDER CREEK Crescent, Langdon T0J 1X3

MLS®#: **A2160466** Area: **Boulder Creek Estates** Listing Date: **08/26/24** List Price: **\$884,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Langdon**
 City/Town: **Langdon**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **8,276 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,542**
 Low Sqft:
 Ttl Sqft: **2,542**

DOM

23
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,On Golf Course,Rectangular Lot,Views**
 Park Feat: **Concrete Driveway,Garage Door Opener,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 9`3"	Foyer	Main	10`2" x 6`11"
Dining Room	Main	9`0" x 15`4"	Kitchen	Main	12`2" x 15`4"
Living Room	Main	15`1" x 15`4"	Mud Room	Main	6`7" x 9`3"
Office	Main	9`10" x 9`0"	5pc Ensuite bath	Second	13`0" x 10`4"
Bedroom - Primary	Second	13`0" x 15`10"	4pc Bathroom	Upper	11`3" x 6`2"

Bedroom
Bonus Room
Kitchenette

Upper
Upper
Lower

14`4" x 13`0"
13`3" x 13`11"
8`8" x 7`7"

Bedroom
Laundry
Game Room

Upper
Upper
Lower

12`6" x 12`0"
8`10" x 7`10"
11`9" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311402

Zoning:
DC-85

Remarks

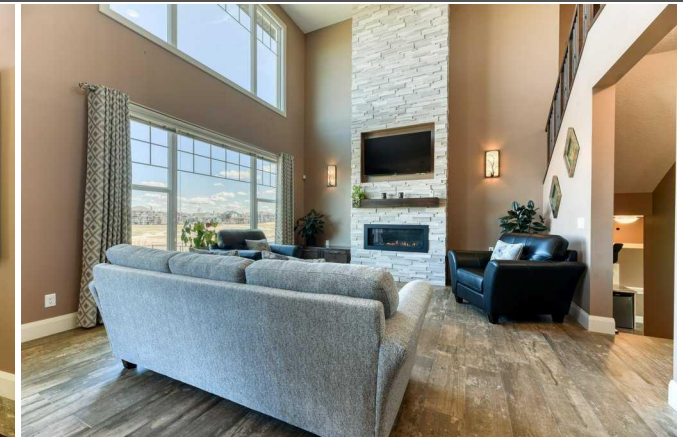
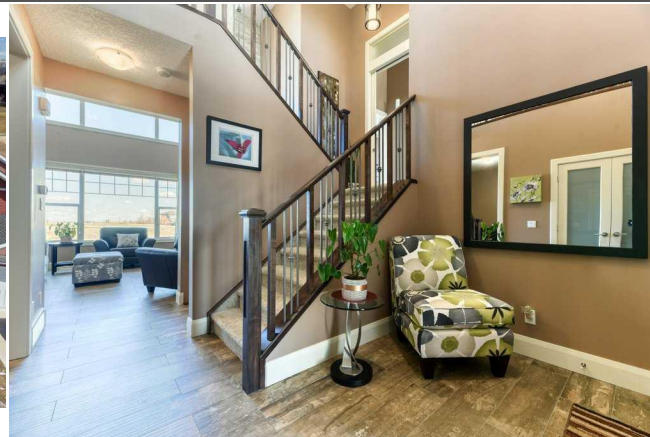
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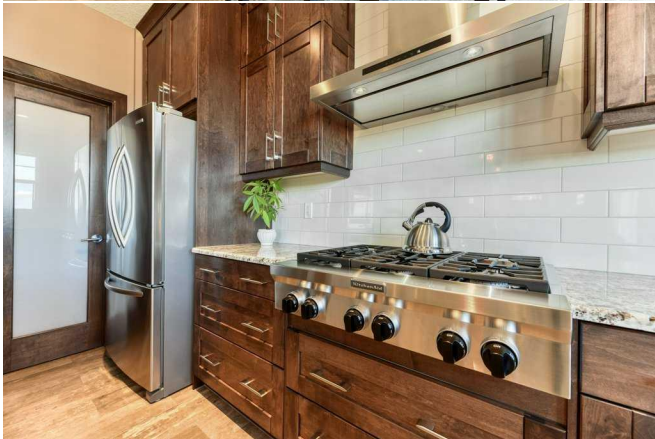
Step into a world of refined elegance with this custom-designed, 5-level split luxury home located in Langdon, a vibrant and up-and-coming community just 20 minutes east of Calgary. Perfectly positioned to capture sweeping prairie views and a peek-a-boo glimpse of the mountains, this property backs onto the prestigious Track Golf Course, promising a lifestyle of exclusivity and tranquility. Experience serene living with a huge east-facing backyard featuring a well-appointed deck, ideal for outdoor entertainment while overlooking the lush golf course. The deck and all finished levels of the home are wired for surround sound, enhancing the ambiance both indoors and out. The heart of the home is the chef-inspired kitchen, a culinary masterpiece equipped with upgraded granite countertops, a large walk-in pantry, and high-end appliances including a built-in double oven, built-in microwave, and a 6-burner gas range. The kitchen island features a prep sink, while a separate double sink with picturesque window views ensures functionality and elegance. The open floor plan allows the kitchen to flow seamlessly into the expansive living room, highlighted by an 18 ft custom-tiled fireplace that adds warmth and sophistication to the space. Adjacent to this central area is the main floor office, providing a private and quiet space to work from home, complete with views of the pristine surroundings. On the third level, discover a recreational haven with a wet bar and a rec room featuring an electric fireplace. This versatile space is perfect as a media room or for housing a pool table, offering a stylish venue for hosting guests and family. The primary bedroom suite includes a luxurious ensuite bathroom with heated floors for ultimate comfort. Two additional bedrooms and a convenient upper-level laundry room with rough-in plumbing for a sink are smartly positioned near the children's bonus room. Upgraded custom railings enhance the architectural beauty of the home. The expansive triple car heated garage provides plentiful space for vehicles and storage, ensuring comfort and functionality year-round. A water softener system ensures quality water throughout the home. The unfinished basement offers endless potential for customization with rough-in plumbing and egress windows already in place. Located in Langdon, known for its tranquil settings and beautiful landscapes, this home is a haven for those who appreciate a lifestyle enriched with luxury and custom details. Embrace the opportunity to own a truly spectacular property with unparalleled features in an enviable location.

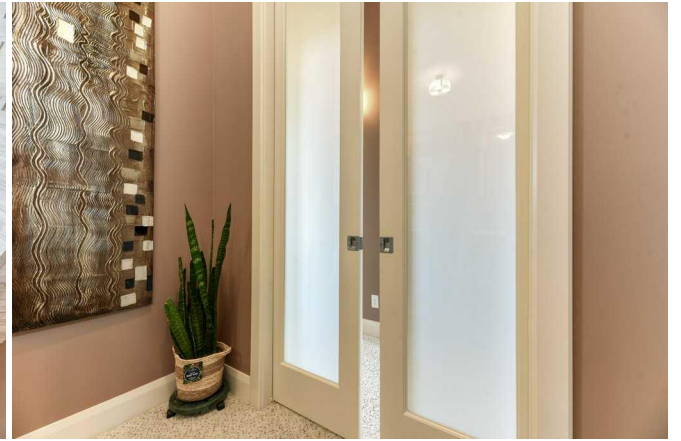
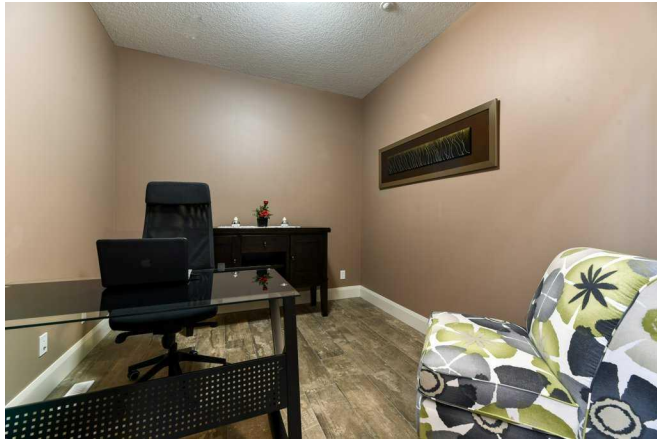
Inclusions:
Property Listed By:

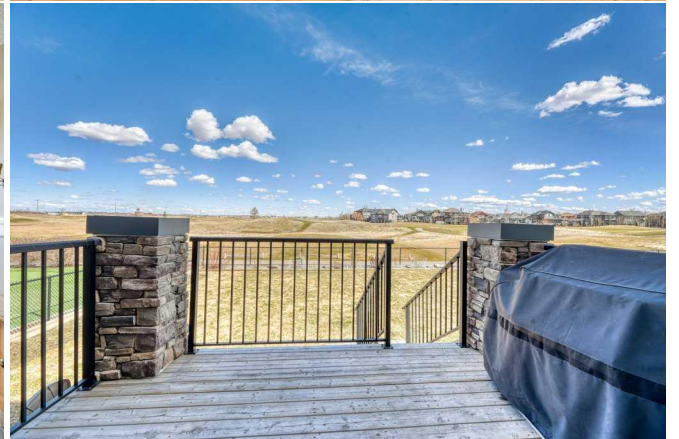
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Century 21 Bamber Realty LTD.

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











312 Boulder Creek Cres, Langdon, AB

Main Floor Exterior Area 1027.41 sq ft
Interior Area 556.02 sq ft
Excluded Area 714.43 sq ft



PREPARED: 2024/04/11



White regions are excluded from total floor area in GS/IDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 516.76 sq ft
Interior Area 453.18 sq ft



PREPARED: 2024/04/11



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312 Boulder Creek Cres, Langdon, AB

3rd Floor Exterior Area 1603.03 sq ft
Interior Area 923.89 sq ft
Excluded Area 526.10 sq ft



PREPARED: 2024/06/11



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Lower Level (Below Grade) Exterior Area 500.29 sq ft
Interior Area 458.53 sq ft



PREPARED: 2024/04/11



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