



THE
A-TEAM

**RE/MAX
FIRST**

335 BOULDER CREEK Crescent, Langdon T0J1X3

MLS® #: **A2164796**

Area: **Boulder Creek Estates**

Listing Date: **09/11/24**

List Price: **\$824,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Langdon**
Year Built: **2012**
Lot Information
Lot Sz Ar: **8,712 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,647**
Low Sqft:
Ttl Sqft: **2,647**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Garden,Landscaped**
Park Feat: **220 Volt Wiring,Additional Parking,Driveway,Heated Garage,Insulated,Oversized,Quad or More Attached,Tandem,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`2" x 15`7"
Kitchen	Main	19`5" x 13`4"
Pantry	Main	5`9" x 8`6"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	10`0" x 11`6"

Room	Level	Dimensions
Living Room	Main	15`10" x 15`2"
Office	Main	9`8" x 12`1"
Laundry	Main	5`7" x 5`10"
Bedroom - Primary	Upper	16`11" x 13`7"
Bedroom	Upper	13`5" x 9`11"

**Bonus Room
4pc Bathroom**

**Upper
Upper**

**21`1" x 19`10"
0`0" x 0`0"**

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1014390

Zoning:
DC-85

Remarks

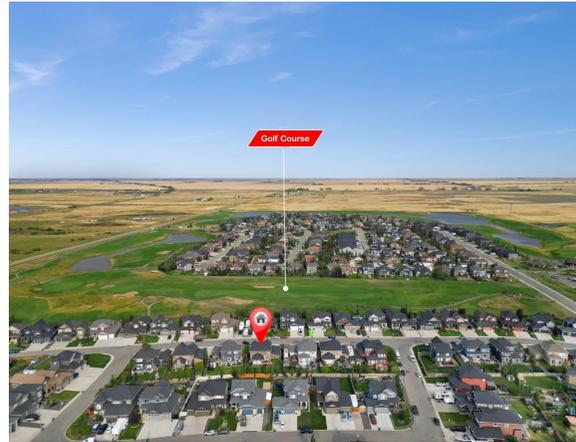
Pub Rmks:

The perfect place to call home in Langdon's 'Boulder Creek Estates' - known for "Calgary's Best Casual Golf Course". Featuring: | HEATED QUAD (4) CAR GARAGE | HUGE LOT | LARGE DETACHED 2 STORY RESIDENCE (2,647 sqft 3 bed/2.5 bath + main office & upper bonus) | A/C | 9ft BASEMENT | & so much more. Step inside to a sun soaked home from a plethora of windows throughout. Main floor layout offers expansive footprint that combines the dining, kitchen and living into a dream entertainment space. With standout features like dual sided tile-to-ceiling cozy fireplace, hardwood floor, high ceilings, & tons of pot lights you can be sure this home will leave you content. The KITCHEN features: tons of beautiful cabinetry space, SS appliances (new LG door-in-door fridge with water/ice dispenser & Bosch dishwasher), tile-to-ceiling hood fan, walk-thru pantry, large island with eating bar, sink overlooking yard, plenty of granite counter space, & more. The walk thru pantry from kitchen connects to huge mud room / garage entrance - a must have for bringing in groceries. Mud room has 5 individual built-in closets for coats/shoes for great organization. Off the mud room is a laundry room. To complete main level is an office/den with glass French doors, new shutter blinds (in office as well as living room) to keep the cold out and the heat in during the winter nights, a half bath & linen closet. Head upstairs to find NEW gleaming hardwood floors, a large bonus/flex room, a huge primary bedroom, with enormous 5 piece spa like ensuite retreat featuring: double vanity, stone counters, stand alone tub, walk in shower, separate room for toilet, and an equally large walk-in closet. Two additional substantial bedrooms and full bath complete the upper level. BASEMENT has 9ft ceilings, and is partially finished awaiting your final touches. The WEST FACING fully fenced backyard has well manicured flower beds, garden, and trees including: apple tree, rhubarb, plenty of raspberry bushes, & many perennials. The heated QUAD CAR garage offers lots of storage space, built in cabinets, & work benches for the handyman enthusiast. Also included is 220v outlet, hot/cold water taps and side entry to backyard which ensures all your needs will be met. With so much to offer this is a perfect place to live in Langdon, and will not last. Book your viewing today before... its gone.

Inclusions:
Property Listed By:

**Bike holder (in garage)
RE/MAX Real Estate (Mountain View)**

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











335 Boulder Creek Cres, Langdon



Date: Sept 10, 2024
 Property Type: Two Storey
 Main Floor: 1410 sq ft/ 130.89 sq m2
 Upper Floor: 1237 sq ft/ 114.92 sq m2
 Total RMS: 2647 sq ft/ 245.91 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Austin Fleming