



THE
A-TEAM

**RE/MAX
FIRST**

220 BOULDER CREEK Drive, Langdon T0J 1X3

MLS® #: **A2166633** Area: **Boulder Creek Estates** Listing Date: **09/17/24** List Price: **\$774,880**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Langdon**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **7,840 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,408**
 Low Sqft:
 Ttl Sqft: **2,408**

DOM
2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Yard, Close to Clubhouse**
 Park Feat: **Driveway, Front Drive, Garage Faces Front, Quad or More Attached, Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, Open Floorplan, Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"	Dining Room	Main	12`10" x 15`0"
Kitchen	Main	11`10" x 16`1"	Living Room	Main	16`4" x 17`1"
Office	Main	10`7" x 9`1"	4pc Bathroom	Upper	8`3" x 5`3"
5pc Ensuite bath	Upper	13`0" x 14`6"	Bedroom	Upper	10`7" x 11`5"
Bedroom	Upper	10`4" x 11`4"	Bonus Room	Upper	13`2" x 13`9"
Bedroom - Primary	Upper	13`1" x 16`3"	Walk-In Closet	Upper	5`11" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Residential

1014390

Remarks

Pub Rmks:

Discover your dream home in the heart of Langdon's prestigious Boulder Creek Estates. This meticulously maintained home boasts a spacious 2,408 square feet of living space and an oversized, four-car tandem garage. Step inside and be greeted by a grand entrance featuring a covered front porch and an open-concept floor plan designed for modern living. A versatile den/office awaits, perfect for remote work or study. The formal dining room, complete with garden doors leading to a two-tiered deck, creates a seamless indoor-outdoor flow. The heart of the home is a stunning great room, adorned with a gas fireplace and floor-to-ceiling tile accents. Large windows bathe the space in natural light. The gourmet kitchen is a chef's dream, featuring upgraded stainless steel appliances, soaring cabinetry, quartz countertops, and a spacious center island with a breakfast bar. A walk-through pantry leads to a convenient mudroom with custom built-in lockers, main-floor laundry, and a powder room. Upstairs, the luxurious master suite offers a private oasis with a 5-piece ensuite featuring a double vanity, soaker tub, glass shower enclosure, and a generous walk-in closet. A separate bonus room with vaulted ceilings provides additional space for relaxation or entertaining. This exceptional home is packed with upgrades, including central air, hardwood and tile flooring, 9-foot ceilings, wrought iron railings, and built-in speakers. Enjoy the convenience of living within walking distance to the track golf course, driving range, and putting greens. Langdon, a thriving community just east of Calgary, offers a wide range of amenities, including schools, shopping, and services. Don't miss this opportunity to make 220 Boulder Creek Drive your new home. Contact us today to schedule a viewing!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









