

## 473 BOULDER CREEK Way, Langdon TOJ 1X3

MLS®#: A2185397 Area: **Boulder Creek** Listing 01/09/25 List Price: **\$839,900** 

**Estates** 

Status: **Active Rocky View County** Change: County: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Langdon

2010

8,276 sqft

Finished Floor Area Abv Saft: 1,781

Low Sqft:

Ttl Sqft: 1,781

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

23

5 Ttl Park: 3 Garage Sz:

5 (23)

2.5 (2 1)

**Bungalow** 

Access: Lot Feat:

Park Feat:

Back Yard, Dog Run Fenced In, Gazebo, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Street Lighting

220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated

Garage, Insulated, Tandem, Triple Garage Attached

**Utilities and Features** 

Roof: **Asphalt Shingle** 

Heating: Forced Air. Natural Gas

Sewer:

Ext Feat: Dog Run, Garden, Rain Gutters, Storage Construction: **Vinyl Siding** 

Flooring:

Carpet, Hardwood, Laminate, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water

**Softener, Window Coverings** 

Int Feat: Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Utilities:** 

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`0"	5pc Ensuite bath	Main	12`0" x 14`7"
Bedroom	Main	12`0" x 12`4"	Dining Room	Main	14`1" x 12`1"
Foyer	Main	7`11" x 7`0"	Kitchen	Main	120`1" x 13`9"
Laundry	Main	7`11" x 9`7"	Living Room	Main	14`8" x 18`6"
Pantry	Main	6`9" x 8`10"	Bedroom - Primary	Main	13`6" x 19`8"
Walk-In Closet	Main	8`0" x 9`1"	4pc Bathroom	Basement	7`7" x 8`8"
Bedroom	Basement	12`11" x 15`11"	Bedroom	Basement	11`3" x 16`2"
Bedroom	Basement	10`10" x 15`9"	Game Room	Basement	28`2" x 26`11"

Den Basement 8`7" x 6`9" Furnace/Utility Room Basement 9`9" x 10`7"

Title: Zoning: Fee Simple R1

Legal Desc: **0711240** 

Remarks

Legal/Tax/Financial

Pub Rmks:

This sprawling fully finished bungalow in sought after Boulder Creek Estates is the dream home you've been waiting for. Experience love at first sight with soaring ceilings, exquisite custom finishes and over 3400 sq ft of living space. Outstanding curb appeal and a cozy covered front porch to curl up with a book regardless of the weather welcome you. The wow factor of this home grabs you immediately upon stepping into the spacious entryway where your eyes are drawn to the soaring ceilings with wood beams in the main living area. The perfect blend of rustic & elegant finishings might make you feel like you stumbled into a luxurious mountain lodge. The main living area is spacious, open and flooded with natural light. A floor to ceiling stone gas fireplace provides ambience & warmth as a show stopping focal point of the spacious living area. Fall in love with your gourmet kitchen where you'll find an abundance of ceiling height cabinets in a warm wood tone including deep drawers and textured glass front upper cabinets. Combined with a spacious walk through pantry you'll never run out of storage space. A raised breakfast bar plus a spacious dining room with built in sideboard provide plenty of space for everyday living as well as entertaining. Find your sanctuary in the serene primary retreat on the main level. There is lots of room for kind sized furniture plus a small sitting area. The 5 pc ensuite boasts dual sinks, jetted tub, walk in shower with glass door, huge walk in closet with window, separate toilet area and even a linen cupboard. Enjoy direct access to your back deck as well as large windows overlooking the lovely yard. A 2nd bedroom on this level is ideal as a designated home office or maybe a child's room. A spacious laundry room and 2 pc powder room round out the main floor. In the fully finished basement you'll find a large recreation area that is an entertainer's dream complete with an expansive bar area and projector & sound system with built in speakers. Your family movie nights just levelled up. You'll also find 3 large bedrooms that your teenagers or guests will love to call their own. The bedrooms share a good sized full bath with tub. There is also a flex room that would make a terrific den, music room, yoga retreat or storage area depending on your needs. The fully fenced backyard transforms into a private oasis in the Spring & Summer thanks to the many mature trees and garden areas. A back deck plus a pergola covered area give you lots of room to enjoy with family & friends. There is even an enclosed dog run. The attached garage is a heated 3 car with tandem stall. Other things to love about this home - hot water on demand, 2 newer furnaces, water softener, underground sprinklers and a battery back up on the sump pump for peace of mind. You're going to love living in Langdon with it's wonderful guality of life, friendly small town feel, fantastic local businesses, great parks, pathways and fabulous schools. Don't let this one get away!

Inclusions:
Property Listed By:

Back up battery for sump pump. Projector, sound system & speakers. TV bracket above fireplace. Garage heater. 2nd sump pump, dog run RE/MAX Key

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



























