



THE
A-TEAM

**RE/MAX
FIRST**

473 BOULDER CREEK Way, Langdon T0J 1X3

MLS®#: **A2185397**

Area: **Boulder Creek Estates**

Listing Date: **01/09/25**

List Price: **\$839,900**

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: **2010**
Lot Information
Lot Sz Ar: **8,276 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,781**
Low Sqft:
Ttl Sqft: **1,781**

DOM

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

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Gazebo,Front Yard,Lawn,Garden,Landscaped,Level,Many Trees,Street Lighting**
Park Feat: **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	Level	Dimensions	Room	Level	Dimensions
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"









