



THE A-TEAM

RE/MAX FIRST

234 BOULDER CREEK Court, Langdon T0J 1X3

MLS@#: A2185505 Area: Boulder Creek Estates Listing Date: 01/09/25 List Price: \$959,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

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

Finished Floor Area Abv Sqft: 2,691 Low Sqft: Ttl Sqft: 2,691

DOM 13 Layout Beds: 6 (3 3) Baths: 3.5 (3 1) Style: 2 Storey Parking Ttl Park: 4 Garage Sz: 2

Access: Back Yard, Corner Lot, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed Park Feat: Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Ext Feat: Private Entrance, Private Yard, Storage Kitchen Appl: Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings Int Feat: Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Wet Bar, Wired for Sound Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Laundry, Office, 5pc Ensuite bath, Dining Room, Kitchen, Living Room, 4pc Bathroom, Bedroom with their respective levels and dimensions.

<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 10`1"</b>	<b>Family Room</b>	<b>Second</b>	<b>15`8" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 13`8"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 9`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`1" x 12`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 11`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`10" x 15`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>20`9" x 20`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`11" x 11`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-1**  
 Legal Desc: **0911274**

Remarks

Pub Rmks: **Discover unparalleled craftsmanship in this stunning custom-built Stepper home, perfectly situated on an expansive corner lot in the prestigious community of Boulder Creek Estates. With over \$160,000 invested in professional landscaping, this home boasts a vinyl fence, vibrant flower beds, underground sprinklers, custom-built shed, and paving stone patio. Step inside to a bright foyer that showcases a double-sided gas fireplace framed by floor-to-ceiling travertine wall. The main floor features a spacious office with a wainscoting feature wall. At the heart of the home lies the chef's kitchen, bathed in natural light from large windows and a garden door. The kitchen impresses with expansive granite countertops, generous island, and custom maple cabinetry, accented by brand-new hardware. Adjacent to the kitchen, the dining room is a showpiece in itself with a striking floor-to-ceiling travertine wine wall, the perfect focal point for the main level. The family room features a fully integrated sound system, offering individual room controls for ultimate flexibility. The walkthrough pantry and newly revamped laundry/mudroom features quartz countertops, subway tile backsplash, black onyx sink, and matching faucet. A modern 2-piece bathroom completes this level. As you make your way to the upper floor, you'll notice the stunning shaker-style feature wall and plush new stairway carpeting. A Bluetooth-controlled chandelier casts a warm glow, highlighting the grandeur of the space. The second floor opens into a spacious bonus room, complemented by brand-new luxury vinyl plank flooring throughout. Two generously sized bedrooms offer comfort and versatility, while the massive primary suite serves as a private retreat with a walk-in tiled shower, a large walk-in closet, and a spa-like 5-piece ensuite. A beautifully appointed 4-piece guest bathroom completes this level. The fully finished basement offers even more living space, with soaring 10-foot ceilings and three additional large bedrooms. A wet bar with exquisite cabinetry makes it perfect for entertaining. Enjoy the 4pc basement bathroom with heated tile floors. Throughout the lower level, brand-new Insul-Armor subflooring and luxury vinyl plank flooring ensures warmth, comfort and durability. For those who value an exceptional workspace, the oversized heated garage is a standout feature. Recently updated, it includes new paint, a textured ceiling, high-efficiency LED lighting, epoxy-coated floor, maple cabinetry with a live-edge countertop, tool rack, floor-to-ceiling mirror, and Bluetooth-controlled natural gas heater for year-round comfort. Lastly, you're going to love the state-of-the-art mechanical systems. A 3-zone furnace system ensures precise climate control, while a brand-new central air conditioning system (with warranty) provides relief during the warmer months. Additional features include a central vacuum, Kinetico water system, and de-chlorinator, and epoxy flooring in the utility room. Make it yours today!**

Inclusions: **Shed, Bluetooth thermostat on main level and garage, Kinetico water system.**  
 Property Listed By: **eXp Realty**

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























