



THE
A-TEAM

**RE/MAX
FIRST**

623 BOULDER CREEK Drive, Langdon T0J 1X3

MLS® #: **A2186963**

Area: **Boulder Creek Estates**

Listing Date: **01/10/25**

List Price: **\$849,950**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Langdon**
City/Town: **2007**
Year Built: **8,276 sqft**
Lot Information
Lot Sz Ar: **8,276 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,668**
Low Sqft:
Ttl Sqft: **1,668**

DOM

12
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,On Golf Course,Rectangular Lot,Sloped Down
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 17`2"
Living Room	Main	25`1" x 15`0"
Bedroom	Main	11`5" x 9`10"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Lower	14`2" x 13`3"

Room	Level	Dimensions
Breakfast Nook	Main	7`11" x 11`5"
Bedroom	Main	13`9" x 10`3"
Bedroom - Primary	Main	12`2" x 20`5"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Lower	16`0" x 10`9"

Family Room

Lower

21`5" x 26`7"

4pc Bathroom
Legal/Tax/Financial

Lower

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0610551

Zoning:
R1

Remarks

Pub Rmks:

Welcome to your dream home—a stunning walkout bungalow with breathtaking golf course views and exceptional upgrades that make it truly move in ready! The main floor features refinished hardwood floors and fresh paint, creating a bright and inviting atmosphere. The kitchen boasts brand-new appliances and modern countertops (both updated in 2024) along with a convenient coffee bar. Relax in the spacious family room, which has built-in cabinets beside a cozy gas fireplace—perfect for gatherings. The primary bedroom offers a 4-piece ensuite and a walk-in closet, while two additional bedrooms are currently set up as versatile home offices. The expansive walkout basement is ideal for entertaining, featuring two large bedrooms with oversized windows that bring in natural light, plus a family room with ample space for a pool table, a full bathroom and plenty of storage. Convenient laundry facilities have been relocated to the lower level, while upstairs mudroom hookups remain available for your preference. Step outside to your private backyard oasis, complete with a hot tub, pergola, and upper deck with a privacy wall and sun canopy. The stamped concrete patio is great for gatherings, while low-maintenance landscaping allows you to sit back and enjoy your space. Pet owners will appreciate the dedicated dog run. Recent upgrades enhance comfort and curb appeal, including AC and furnace updates (2021), landscaping (2022), and garage insulation and new door opener (2022). The home also features architectural lighting (2023) and an on-demand hot water system with a water softener installed in 2024. Don't miss your chance to own this incredible home—schedule your viewing today!

Inclusions:
Property Listed By:

NA
RE/MAX Complete Realty

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











