



THE
A-TEAM

**RE/MAX
FIRST**

429 BOULDER CREEK Way, Langdon T0J 1X3

MLS®#: **A2190183**

Area: **Boulder Creek Estates**

Listing Date: **01/26/25**

List Price: **\$823,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Langdon**
Year Built: **2006**

Finished Floor Area

Abv Sqft: **2,389**

Low Sqft:

Ttl Sqft: **2,389**

Lot Information

Lot Sz Ar: **8,276 sqft**

Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Close to Clubhouse,Gazebo,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,On Golf Course,Rectangular Lot,Views

Park Feat:

220 Volt Wiring,Driveway,Heated Garage,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"
Foyer	Main	8`11" x 6`0"
Living Room	Main	20`2" x 14`1"
Den	Main	10`11" x 12`5"
5pc Ensuite bath	Second	8`11" x 15`2"
Bedroom	Second	11`11" x 12`5"
Laundry	Second	8`8" x 5`11"
Walk-In Closet	Second	4`11" x 9`8"
Bedroom	Lower	10`10" x 11`10"
Storage	Lower	12`2" x 7`5"

Room	Level	Dimensions
Dining Room	Main	13`0" x 6`1"
Kitchen	Main	12`9" x 14`1"
Mud Room	Main	8`2" x 11`3"
4pc Bathroom	Second	4`11" x 8`5"
Bedroom	Second	10`8" x 11`5"
Bonus Room	Second	18`6" x 15`0"
Bedroom - Primary	Second	12`6" x 17`11"
4pc Bathroom	Lower	10`10" x 5`1"
Game Room	Lower	31`11" x 19`8"
Storage	Lower	3`5" x 6`11"

Furnace/Utility Room

Lower

8`3" x 8`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

0711240

Remarks

Pub Rmks:

Need more space for your growing family?? This fully finished and air conditioned 2 story home backing onto the 1st fairway of The Track in Langdon has got it. The timeless style of this home exudes warmth and comfort and offers intimate spaces that will allow your family to gather as one yet still have room for everyone to have space for themselves. The cozy covered porch is the ideal spot to wave at your neighbours and stay connected to your community. Whether you work or study from home or just want to keep paperwork out of the main living space you are going to love the sunny front den with French doors and a huge window. The main living area is bright, open and welcoming. The open concept design features large windows, 9' ceilings and luxury vinyl plank flooring throughout and is ideal for both entertaining and everyday family life. A gas fireplace provides both warmth and ambience in the living room which is open to your dream kitchen. What's not to love about this kitchen?? It is spacious and open with granite counters, centre island with seating, stainless steel appliances, timeless maple cabinetry complete with deep drawers and a built in glass fronted china cabinet. The dining area gives you easy access to your back deck for grilling, outdoor dining and entertaining. A large mudroom off the garage has room to add a shoe bench or built in lockers to keep your busy family organized. A 2 pc powder room rounds out this level. Upstairs you'll find 3 bedrooms including the primary complete with a 5 pc ensuite with jetted tub, separate walk in shower and dual vanities plus a large walk in closet. The other 2 bedrooms each have their own walk in closet and share the main bath. The spacious bonus room on this level featuring vaulted ceilings and large windows will be your family's favourite place to gather to watch movies, play games, work on home work or curl up with a good book. You're going to love the convenience of having the laundry room located on the bedroom level. If you still need more space the fully finished basement provides a great sized recreation area, a 4th bedroom for guests or your teenager, a full bath and ample storage. The attached garage is heated and wired with 220 V power and a tandem stall on one side gives you room to park 3 cars. Last but not least is this home's fantastic outdoor space where you'll enjoy a deck with pergola, underground sprinklers, storage shed and dog run while still having plenty of green space for kids and pets to play. The backyard backs onto the 1st fairway of The Track providing you with endless hours of entertainment, protected views and beautifully landscaped surroundings. The clubhouse is just a short walk away to enjoy your own round of golf or a meal at the club's popular restaurant. The friendly community of Langdon is a wonderful place to raise a family. Great schools and local businesses, plenty of outdoor activities and an easy commute to the city are all reasons to consider Langdon for your next move.

Inclusions:

Property Listed By:

Playset

RE/MAX Key

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













