



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 BOULDER CREEK Terrace, Langdon T0J 1X3**

MLS®#: **A2195189** Area: **Boulder Creek Estates** Listing Date: **02/24/25** List Price: **\$839,900**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **2,253**  
 Low Sqft:  
 Ttl Sqft: **2,253**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Garden,Landscaped,Pie Shaped Lot**  
 Park Feat: **Heated Garage,Quad or More Attached,RV Access/Parking,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 10`1"	Kitchen	Main	14`9" x 13`7"
Pantry	Main	9`5" x 4`1"	Dining Room	Main	12`11" x 6`11"
Laundry	Main	13`0" x 6`3"	Laundry	Main	13`0" x 8`5"
2pc Bathroom	Main	5`3" x 4`11"	Bonus Room	Upper	19`0" x 13`11"
Bedroom - Primary	Upper	18`0" x 14`3"	Walk-In Closet	Upper	10`6" x 6`4"

<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`6" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 9`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`10" x 4`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>19`8" x 15`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>14`7" x 12`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`8" x 12`5"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>14`6" x 12`9"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0610551**

Zoning: **DC85**

Remarks

Pub Rmks: **This spacious family friendly home in a perfect setting is ready for your family to move right in. Located on a quiet cul de sac backing onto green space in beautiful Boulder Creek Estates of Langdon you couldn't ask for a better location. This home has tons of curb appeal with neutral & modern colour siding, stone accents and a welcoming covered front porch. A decorative front door complete with sidelights opens into a spacious front entryway. The open floor plan is the ideal layout for a family that loves spending time together. 9' ceilings and tons of large windows create a bright & homey feel. A floor to ceiling river rock fireplace in the living area is the focal point for the room giving it a cozy lodge like vibe. In the well laid out kitchen you'll find plenty of room with a centre island with raised breakfast bar, lots of cupboard and counter space as well as a huge walk through pantry with solid shelving. The entire area is flooded with natural light and has hardwood flooring throughout. A great sized flex room is located at the front of the home making the perfect space for a home office, sitting room or even a formal dining room. A spacious laundry room / mud room off the garage and a 2 pc powder room round out this level. Upstairs you'll find even more terrific living space in the sprawling bonus room. There are 3 bedrooms on this level including the primary with 5 pc ensuite including a corner jetted tub, his and hers sinks, a separate walk-in shower and tons of storage as well as a walk-in closet. The other 2 bedrooms are each a good size and they share the main bath. There is still more room in the fully finished basement where you'll enjoy a large recreation area to use as a media space, games room or maybe a home gym depending on your needs. The 4th bedroom in the basement has its own walk in closet and there is still ample storage space left. Car lovers or handymen will love the impressive heated 4 car garage with one tandem stall meaning there is space for everyone to park inside. There is even an overhead door opening to the backyard which is a beauty. The spacious pie shaped lot backs onto green space and walking path making it feel even larger than it is. Your outdoor oasis comes complete with a gorgeous deck with stone pillars, beautiful landscaping including garden beds, perennial beds, and lots of mature trees. Get ready to indulge in the ultimate relaxation in the unique and invigorating barrel sauna making your backyard desirable year round. There is even room to park your small RV at the side of the garage. This terrific home comes with lots of upgrades including newer kitchen appliances (except dishwasher), newer washer/dryer and a newer hot water tank. Langdon is a great place to call home. You'll find everything you need from fantastic local businesses to terrific schools and plenty of outdoor activities. This home is located close to The Track clubhouse where you can enjoy a round of golf or a meal at the club's popular restaurant.**

Inclusions: **Garage Openers, Garage Remote(s), Shed, Sauna, Ceiling Fans, Garage Heater**  
 Property Listed By: **RE/MAX Key**

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











