



GRASSROOTS
REALTY GROUP

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**11 Boulder Creek Terrace SE
Langdon, Alberta**

MLS # A2236549



\$785,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Garage Heater, Outdoor Shed, Barrel Sauna

Tucked away on a quiet cul-de-sac just 2 minutes from The Track Golf Course, this beautifully maintained home in Langdon offers over 3,000 sq ft of developed living space designed for family, function, and connection to the outdoors. From the moment you arrive, you're greeted by a charming east-facing front veranda—perfect for morning coffees. Step inside and feel the warmth of earthy tones, abundant natural light, and an ideal floor plan that includes a main floor office, bright dining space, and a cozy living room anchored by a stone-surround gas fireplace. The heart of the home is the spacious kitchen, featuring brand new white appliances, a large island, and plentiful cabinetry—great for family meals and weekend baking. A walk through pantry, laundry area, mudroom and a half bath complete the main floor. Upstairs, the massive bonus room provides added flexibility, while the primary retreat impresses with a 5-piece en-suite boasting a soaker tub, dual vanities, a walk-in shower, and extra storage. Two additional bedrooms offer built-in closets and share a stylish 4-piece bath with a sky light. Step outside to your west-facing, MASSIVE pie lot - a private oasis backing onto walking paths and green space. Whether you're relaxing in your barrel sauna, hosting BBQs, having a fire, or simply soaking in the sunset, this yard delivers all day and all night long. With a QUAD attached garage, drive-through rear door, shed for gear, and a driveway that fits 7 vehicles, there's room for every hobby and every toy. Langdon is a family-friendly hamlet just 20 minutes east of Calgary, where your dollar stretches further and life moves at a slower, more meaningful pace. With top-rated K-12 schools, wide open skies, and endless opportunities for fishing, hiking, and snowmobiling, Langdon is more than a town—it's a lifestyle. Book your private showing

today!