



GRASSROOTS
REALTY GROUP

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**348 Boulder Creek Crescent SE
Langdon, Alberta**

MLS # A2246257



\$844,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,523 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		
Inclusions:	None		

Back on the market due to financing. Welcome to a stunning executive bungalow that blends timeless design with modern upgrades, all set against the picturesque backdrop of the Boulder Creek Golf Course. Built by Stepper Homes, this beautifully maintained Wellington model offers over 3,000 square feet of luxurious living space, including a fully developed basement and a rare triple front attached garage. From the moment you arrive, the curb appeal will capture your attention—with an expansive covered front porch, flawless landscaping, and a quiet crescent location, this home radiates pride of ownership. Step inside to discover a spacious and inviting layout where every detail has been meticulously cared for by the original owners. At the heart of the home is a gourmet kitchen featuring a wealth of crisp white cabinetry, sleek granite countertops, upgraded black appliances, and a corner pantry—perfectly designed for hosting family gatherings or quiet evenings in. The open-concept main floor also offers a generous dining space and a cozy living room with a gas fireplace, where expansive windows frame breathtaking views of the first fairway—and even the northern lights on clear nights. Two bedrooms are located on this level, including a spacious primary suite at the rear of the home, complete with a spa-inspired ensuite featuring dual sinks, a double-wide shower, and ample vanity storage. A second full bathroom is located near the front bedroom, making it ideal for guests. The oversized, tiled mudroom off the garage includes a built-in bench, storage cubbies, and the laundry area—making everyday organization a breeze. Luxury vinyl plank flooring & 9' ceilings add elegance throughout the main level. Downstairs, the lower level expands your living space with a massive rumpus room, a dedicated tech or reading nook, two additional large

bedrooms, and another full bathroom. Whether you're entertaining, working from home, or simply relaxing, this lower level adapts to your lifestyle with ease. Outside, the backyard is just as impressive as the interior. Backing onto the golf course, it features mature trees and shrubs, two 10x10 storage sheds, a private lower patio with privacy screens, and a large upper deck—ideal for relaxing or entertaining in total serenity. Additional highlights include a new hot water tank (2024), newer dishwasher, cooktop, washer and dryer (2021), and a workshop space in the third bay of the garage—all permitted and inspected. The furnace has been regularly serviced every two years. This is not just a home—it's a lifestyle, and it's completely turnkey. Don't miss your chance to own one of Boulder Creek's most impeccably kept residences.