



GRASSROOTS
REALTY GROUP

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**85 Boulder Creek Manor SE
Langdon, Alberta**

MLS # A2250086



\$739,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Rec		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

This gorgeous custom-built Stepper home sits on a spectacular 8,200 sq. ft. lot with a triple garage and an unspoiled walkout basement featuring soaring ceilings. Backing directly onto the golf course, the home offers breathtaking views from all three levels—whether you’re relaxing on the main floor balcony, enjoying the great room’s wall of windows, or envisioning your future development in the walkout basement. The spacious kitchen includes granite countertops and a walk-in corner pantry. The main floor features a bright great room with fireplace, a bedroom, 2-piece bath, and a convenient laundry/mudroom. Upstairs you’ll find three generous bedrooms plus a bonus room. The luxurious primary suite includes a walk-in closet, dual sinks, an oversized shower, and a relaxing tub. Enjoy sunsets on the massive south-facing covered porch. With plenty of driveway space for your RV or boat, this property combines elegance, functionality, and unmatched views.