



GRASSROOTS
REALTY GROUP

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**414 Boulder Creek Way SE
Langdon, Alberta**

MLS # A2255766



\$739,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-85
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to Boulder Creek Estates in Langdon, Alberta, where SMALL-TOWN CHARM meets thoughtful, modern family living. This BEAUTIFULLY MAINTAINED 2,368?sq?ft, two-storey home embraces you with STRIKING CURB APPEAL, highlighting a professionally landscaped front yard, exposed aggregate driveway, and a welcoming covered porch—your future spot to appreciate Alberta’s STUNNING SUNSETS. Inside, lofty 9-foot ceilings and rich hardwood floors flow seamlessly through the main level, guiding you to a versatile flex room with double doors, ideal as a home office, den, or dining space. The warm gas fireplace in the spacious living room leads naturally into the open-concept kitchen, where stainless-steel appliances, plentiful cabinetry, a generous granite-topped island, and a walkthrough pantry make hosting effortless. In-ceiling speakers add an elegant touch for entertaining. Upstairs, a bright west-facing bonus room with vaulted ceilings offers a perfect retreat for movie nights or children’s playtime. The primary suite is a relaxing haven, featuring a walk-in closet and a luxurious five-piece ensuite with a soaker tub and separate shower. Two additional well-sized bedrooms support family growth, while the upper-level laundry room—complete with a sink—adds practicality. The unfinished basement, warmed by in-floor heating, invites your creative vision for additional living space. Outdoors, the fully fenced and beautifully landscaped backyard includes stamped concrete pathways leading to a cozy fire pit area—perfect for MAKING MEMORIES under the stars. Ideally located just a three-minute walk from The Track Golf Course, clubhouse, and restaurant, this home balances RELAXATION AND RECREATION beautifully. Langdon fosters a warm, community atmosphere, now enhanced by a

new high school and ball diamonds making this an ideal setting for families. With Calgary’s Stoney Trail only 15 minutes away, commuting is a breeze. This exceptional property is ready to become your family’s next home! CALL TODAY to book your viewing.