



GRASSROOTS
REALTY GROUP

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**509 Boulder Creek Circle SE
Langdon, Alberta**

MLS # A2257667



\$839,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,709 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage Heater, Garage Remote(s), Hot Tub, Security System, Security Cameras, Outdoor LED Lighting, Porch Camera, TV Wall Mounts, Mail Key(s), Mirror in Ensuite Bathroom.

Say hello to your FORE-ever home. This stunning fully finished bungalow backing onto hole #1 of The Track Golf Course in Langdon is ready for you to move right in. The curb appeal is second to none with striking red siding, stone and cedar shake accents, immaculate landscaping and of course the cozy covered front porch giving off a charming small town vibe. Step into the spacious front foyer that is bright and welcoming thanks to transom and side windows surrounding the front door as well as vaulted ceilings. The real wow factor is the spacious open floor plan and wall of windows showcasing your incredible golf course view. Fall in love with this perfect kitchen that is everything a kitchen should be - well laid out with popular white cabinetry complemented by black granite counters and black hardware, unique tile backsplash and gleaming stainless steel appliances. You'll love all the storage from all the deep drawers in the kitchen to the walk through pantry. The kitchen is open to both the bright and sunny dining area and the living room where your eye is drawn to the impressive floor to ceiling stone fireplace with gas insert and built-in shelving and cupboards. The primary retreat is the perfect place to relax and recharge with vaulted ceilings, big windows and a door accessing your terrific back deck. You'll also enjoy the 5 pc ensuite with corner soaker tub, his and hers sinks, a large walk in shower as well as a massive walk in closet. The private front office provides you with a quiet place to work or study from home. A large mudroom off the garage entrance has built-in storage lockers to help keep your busy family organized and your main living space clutter free. A 2 pc powder room rounds out this main level. The fully finished lower level is a cozy space to hang out as a family watching movies or playing games or entertaining guests. Huge windows provide tons

of natural light and a gas fireplace keeps you nice and toasty on chilly nights. There are 3 bedrooms down here providing plenty of room for kids, guests or to use for various hobbies. Two of the bedrooms even have their own walk in closets and there is a full bath as well. A heated double garage with epoxy flooring is ideal for a car enthusiast or handyman, but everyone will appreciate the practicality and comfort of this space. Extra concrete has been poured out front for additional parking including for your RV. The West facing backyard offers expansive views of the fairway and its beautifully landscaped surroundings from both your backyard and the huge 32' x 20' composite deck. There's even a hot tub on the deck so you can enjoy the peace and quiet while you stargaze in the evening. Thoughtful planning of this yard means you'll enjoy plenty of mature trees and shrubs, EZ Curb edging, underground sprinklers both front/back & a gas line for your BBQ on the deck. Additional upgrades to this home include Central Air, 2 furnaces, LED lighting, water softener, fresh paint upstairs & security system.