



GRASSROOTS
REALTY GROUP

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**246 Boulder Creek Place
Langdon, Alberta**

MLS # A2261167



\$1,059,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,047 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Quad or More Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Asbestos, Composite Siding, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
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BACKING ONTO GOLF COURSE!! HUGE LOT (8700+ SQFT)!! QUAD OVERSIZED HEATED GARAGE!! SEPARATE ENTRANCE!! WALKOUT BASEMENT!! 5 BEDROOMS!! 3.5 BATHS!! MAIN FLOOR BEDROOM/OFFICE!! This DETACHED HOME is tucked away in a quiet CUL-DE-SAC OF BOULDER CREEK ESTATES, offering over 3000+ SQFT of living space! On the main floor, you'll find a spacious living room with a cozy fireplace, a bright dining area, and a chef-inspired kitchen with HUGE ISLAND, BUILT-IN FEATURES, PANTRY, and AMPLE CABINETRY. The living area is OPEN TO BELOW, showcasing windows that flood the home with natural light. Dining area opens directly to the backyard. A MAIN FLOOR ROOM (currently used as an office) can double as a guest bedroom. Plus, a 2pc bath completes the main floor. Upstairs hosts 4 BEDROOMS + BONUS AREA. The PRIMARY BEDROOM has a WALK-IN CLOSET and luxurious 5PC ENSUITE BATH. TWO BEDROOMS share a convenient JACK & JILL 4PC BATH, while the 4th BEDROOM enjoys its own 4PC FULL BATH. Laundry is also on this level for convenience. The BONUS ROOM is perfect for a family hangout. The WALKOUT BASEMENT comes with a separate entrance. And the backyard? It's absolutely massive—stretching wide and backing directly onto the BOULDER CREEK GOLF COURSE, where your view is green and serene. 30 MINS DRIVE TO DOWNTOWN CALGARY!! The brand-new Langdon Plaza is coming soon - featuring McDonald's, Dollarama, Petro Canada, Anytime Fitness and much more! Close to HIGH SCHOOL, shopping, restaurants, and more, this home truly combines luxury, lifestyle, and location.