



GRASSROOTS
REALTY GROUP

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206 Boulder Creek Place
Langdon, Alberta

MLS # A2268067



\$945,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,836 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Drive Through, Oversized, Quad or More Attached, RV Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Open House Saturday November 15th 2-4pm. Welcome to Boulder Creek Estates—where exceptional design meets everyday comfort and functionality! This stunning home offers the ultimate combination of space, style, and unbelievable garage amenities. Right across from the golf course with no neighbours in front or behind, this property delivers privacy and beautiful views. The standout oversized quad attached garage with a 12 ft door and rare drive-through access is ideal for RVs, boats, trailers, extra vehicles, and all the toys. Step inside to a bright, spacious entryway followed by a convenient 2-piece bath and a dream chef’s kitchen featuring an impressive island, modern finishes, and a walk-through butler’s pantry for incredible storage and prep space. The kitchen flows seamlessly into the cozy family room with a fireplace and the dining area, where large windows overlook the sunny west-facing backyard and deck—perfect for summer BBQs and evening relaxation. A private main-floor office provides ideal space for work or study. Upstairs you’ll find two primary retreats, each with its own ensuite and walk-in closet—perfect for multi-generational living or hosting guests. Two additional bedrooms share a full bathroom, and a bright bonus room offers a great spot for movie nights or play space, with the laundry room conveniently located on the same level. A separate entrance leads to the unfinished basement, offering an amazing opportunity to customize and develop the space to suit your needs and wants. With over 2,800 sq. ft. of finished living space and located steps from Boulder Creek Golf Course and close to parks, schools, and amenities, this home delivers room to grow, room to play, and truly has it all.

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