



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

MLS # A2276704



\$709,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Front Yard, Fruit Trees/		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Dog Pen, Gazebo, Outdoor Fireplace

Beautifully maintained and offering nearly 3,000 sq.ft. of developed living area, this home provides a layout that balances open gathering spaces with well-defined private areas. Set within the highly regarded Boulder Creek community, it combines small-town warmth with exceptional living space and thoughtful design. A large front veranda sets a welcoming tone and offers the perfect spot to enjoy your morning coffee. Inside, the main floor features laminate flooring in the living room and warm, durable tile in the kitchen. A bright front den creates an ideal workspace, while the spacious kitchen includes a large island, pantry, and abundant cabinetry and counter space. The adjoining living room is anchored by a cozy gas fireplace, and the dining area opens onto a large back deck—perfect for summer evenings and weekend gatherings. A well-placed 2-piece bathroom is tucked away from the main living areas for added privacy. Upstairs, the primary suite includes a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry complete this thoughtfully designed second floor. The professionally developed basement adds even more versatility, offering a fourth bedroom with its own 3-piece ensuite, a gym area, a spacious rec room, and ample storage. Outside, the backyard is a true retreat. Beautifully landscaped, it features a custom gazebo with an outdoor fireplace, raised garden beds, and a dedicated dog pen—an ideal setting for relaxing, entertaining, or simply enjoying the outdoors. This is a rare opportunity to own a warm, welcoming home in a family-friendly community just steps from The Track Golf Course. Move-in ready and designed for comfort, this property truly has it all. Trade the city life for the Good Luck Town of Langdon.