



GRASSROOTS
REALTY GROUP

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**260 Boulder Creek Crescent SE
Langdon, Alberta**

MLS # A2278766



\$924,900

| | | | |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | Boulder Creek Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,138 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Quad or More Attached, Tandem | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y | | |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC-85 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar | | |

Inclusions: Bar Fridge, Central Air Conditioner, Window Coverings (All), Garage Heater, Shed, Security System Unarmed, Security Cameras, Doorbell Camera, Nest Thermostat, TV Wall Mount Main Floor, Water Softener, Garage Opener(s), Garage Remote(s), Mail Key(s)

Location, luxury and lifestyle in this fully finished 2 story walkout backing onto hole #3 of the Track Golf Course in beautiful Boulder Creek Estates of Langdon. This exceptional home features water views, almost 2,800 sq ft of living space, central air conditioning and an incredible 5 car heated garage. A designated home office just off the front entrance is the perfect place to work or study away from the main living space. The main living area is a spacious open concept design with an entire wall of windows showcasing your stunning views. Enjoy all the bells and whistles in the chef's kitchen. Ceiling height cabinetry, granite counters, high end stainless steel appliances including a gas range, wall oven and built-in microwave plus a walk through pantry that even has a coffee bar / butler's pantry make this your dream kitchen come true. Between the dining room and kitchen is an expansive peninsula with seating perfect for friends and family to gather. The gas fireplace in the living room is both practical and elegant. Gorgeous wide plank hardwood floors and farmhouse inspired lighting throughout add to the charm of this home. The huge upper deck just off the dining room is perfect for outdoor dining, grilling and lounging while taking in your magnificent views. The large mudroom is the perfect place to keep the clutter of outerwear and gear out of your main living space. A 2 pc powder room rounds out this main level. Heading upstairs you'll find a nice bonus room with a tray ceiling. It's the perfect place for the family to curl up with a good book or to watch a movie together. The spacious primary bedroom has a large window overlooking your beautiful golf course & water views. Indulge yourself in the spa inspired 5 pc ensuite bath with freestanding soaker tub, large glass shower, heated floors and dual sinks. The oversized walk in closet is

another luxury you're sure to appreciate. The other 2 bedrooms share the main bath which has a door separating the sink from the rest of the bathroom making busy mornings a little less chaotic. You're going to love entertaining with friends and family in the fully finished walk out basement. A rustic wood burning fireplace adds a warm and cozy vibe, and the wet bar, 4 pc bath and luxury vinyl plank flooring offer every convenience you could need. Step out to your covered patio area that leads to your huge outdoor living area. There is tons of lawn space for kids and pets to play, a stone fire-pit area for friends to gather plus manicured flower beds, raised planters and plenty of trees. Don't miss your chance to call this home in the charming community of Langdon yours.