



**101 Boulder Creek Manor SE
Langdon, Alberta**

MLS # A2288539



\$799,800

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized,		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 TV Mounts, Ring Doorbell, Storage Shed,

A gorgeous home located on a large lot backing directly onto the golf course, this spacious home offers stunning views, exceptional living space, and a highly desirable layout. A charming front porch and impressive open-to-above tiled entry create a welcoming first impression, with a private office near the front door—perfect for working from home. The main level features hardwood flooring throughout the kitchen, dining, and living areas, highlighted by a striking two-way stacked stone fireplace. The bright white kitchen offers abundant cabinetry, pot drawers, and new appliances (2024), while the large dining area surrounded by windows captures the beautiful golf course views. A walk-through pantry and functional mudroom with built-in lockers add everyday convenience. There is also a laundry room with laundry rough-in on the main floor. Upstairs, the huge primary suite offers a relaxing retreat with a walk-in closet and spacious ensuite featuring dual sinks, deep soaker tub, and oversized shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement provides even more living space with a large family/games room and an additional bedroom with cheater ensuite, featuring a jetted tub for two and an impressive oversized tiled shower with dual heads and rain shower. Enjoy outdoor living on the durable long-life deck overlooking the golf course, with a large yard, storage shed, and underground sprinkler system. Additional highlights include a triple car garage with 220 wiring, two furnaces, new hot water tank, HVAC system, and a sump pump. A great opportunity to own a spacious golf course property with incredible views and outstanding features throughout. View Multi Media/3D Virtual Tour.