



**293 Boulder Creek Crescent
Langdon, Alberta**

MLS # A2297733



\$855,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Three TVs, TV mounts, bike rack, Shed, Wired In Alarm System		

Welcome to this gem in Boulder Creek Estates! This beautifully maintained 5-bedroom home is ideally located on a quiet street just moments from the golf course. The main floor features 10 ft ceilings, a dedicated office, 2-piece bathroom, laundry room, and a spacious mudroom with built-in lockers. The modern kitchen is equipped with stainless steel appliances, granite countertops, a massive island, and a convenient walk-through pantry, all overlooking a cozy living room with a gas fireplace. Upstairs offers a comfortable family room, three bedrooms, a 4-piece bathroom, and a luxurious primary retreat complete with a 5-piece ensuite and walk-in closet. The fully developed basement includes two additional bedrooms, a 4-piece bath, a large recreation room, and ample storage. Enjoy the sunny south-facing backyard, professionally landscaped with a dog run and storage shed. The IMPRESSIVE 4-CAR GARAGE is insulated, heated, and features 220V wiring with its own panel. Additional highlights include 9 ft interior doors throughout, water softener, reverse osmosis system, central vacuum, and high-efficiency furnace and hot water system. Recent upgrades (2024) include a GAS stove, AIR CONDITIONING, new fridge, new washing machine, smart thermostats, and new carpet. This home shows exceptionally well and has been meticulously maintained. A must-see!!