



GRASSROOTS
REALTY GROUP

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

MLS # A2210415



\$759,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-85
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Exterior Shed, All In-Ceiling Speakers		

Welcome to Boulder Creek Estates in Langdon, Alberta—a community where small-town charm meets modern family living. This beautifully maintained 2,368 sq ft two-storey home offers the perfect setting for young families looking to settle down and grow. From the moment you arrive, the home's inviting curb appeal stands out with its professionally landscaped front yard, exposed aggregate driveway, and a cozy covered front porch—ideal for enjoying Alberta's stunning sunsets. Step inside to discover 9-foot ceilings and rich hardwood floors that flow throughout the main level. A versatile front flex room with double doors can serve as a home office, den, or formal dining area. The spacious living room, featuring a warm gas fireplace, seamlessly connects to the open-concept kitchen. Here, you'll find stainless steel appliances, ample cabinetry, a large island with granite countertops, and a walkthrough pantry—making meal prep and family gatherings a breeze. In-ceiling speakers enhance the ambiance, perfect for entertaining. Upstairs, a generous west-facing bonus room with vaulted ceilings provides an excellent space for family movie nights or a children's play area. The primary bedroom offers a peaceful retreat with a large walk-in closet and a luxurious 5-piece ensuite, complete with a soaker tub and separate shower. Two additional bedrooms are well-sized for a growing family, and the convenient upper-level laundry room includes a sink for added functionality. The unfinished basement with in-floor heating awaits your personal touch, offering potential for additional living space to suit your family's needs. Outside, the fully fenced and beautifully landscaped backyard features stamped concrete pathways leading to a cozy fire pit area—perfect for roasting marshmallows and making memories. Located just a short 3-minute walk from

The Track Golf Course, clubhouse, and restaurant, this home is ideally situated for both relaxation and recreation. Langdon offers a welcoming community atmosphere with the recent addition of a new high school and ball diamonds, providing excellent amenities for families. Plus, with Calgary's Stoney Trail only 15 minutes away, commuting is convenient. Don't miss the opportunity to make this exceptional property your family's new home. Call today to schedule a viewing!