

# **\$939,000 - 288 Boulder Creek Crescent Se, Langdon**

MLS® #A2193600

**\$939,000**

5 Bedroom, 4.00 Bathroom, 2,677 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

The One You've Been Waiting For Has Just Arrived!! Just 15 Minutes East of Calgary and Don't Delay Because This Gem Won't Last!! 2776 Square Feet of Luxury Living in this Fully Developed 2 Storey Walk-Out Home featuring a Massive 1000 Square foot 2 Bedroom Mother In Law Suite. Once you pull up to this Beauty you cant help but Notice it sits on a Massive 61x131 Foot Lot and Features a Triple Garage with an Abundance of Parking for all the Toys!! Behind one of the stalls in the garage is a large 20x15 foot Work Shop that could be used as Additional Parking as the wall could be removed easily which would allow for tandem parking for a 4th Vehicle. The Minute you Enter you will Fall in Love with the Bright Open Floor Plan with an abundance of Windows and Scratch Free High End Engineered Flooring that Leads to a Chef's Dream Kitchen featuring Quartz Countertops, Huge Island and Ceiling Height Cupboards (for Loads of Storage), Stainless Steel Appliances and Huge Walk-Through Pantry! The Deck can be Conveniently accessed from the Kitchen and Offer a GAS BBQ Hook-Up and a Lovely View of the Third Hole. The Main Level also Boasts a Grand Great Room with 12 foot Ceilings and a Cozy Gas Fireplace, Formal Open Dining Room, Office, Mud Room and Laundry. Upstairs you will find a Huge Bonus Room, a "To Die For" Primary Bedroom with that includes a Luxury 5 Piece En-Suite Bathroom and Large Walk-In Closet. 2 other Large Bedrooms and 4 Piece bathroom



Complete the Upstairs! The Walk-Out Basement offers a Stunning 2 Bedroom Mother In Law Suite (Illegal) with Separate Laundry and access to a Beautiful Patio. (The Suite was developed by the builder) This 5 bedroom home is ideal for a Very Large Family so Call before its Gone!!

Built in 2016

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193600    |
| Price          | \$939,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,677       |
| Acres          | 0.18        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 288 Boulder Creek Crescent Se |
| Subdivision | Boulder Creek Estates         |
| City        | Langdon                       |
| County      | Rocky View County             |
| Province    | Alberta                       |
| Postal Code | T0J 1X3                       |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 8                                          |
| Parking        | Triple Garage Attached, Workshop in Garage |
| # of Garages   | 4                                          |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                    |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Gas, Family Room                                                                                            |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full, Suite, Walk-Out                                                                             |

## Exterior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Covered Courtyard, Dog Run                                                                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Private, See Remarks, Dog Run Fenced In, On Golf Course, Low Maintenance Landscape, Secluded |
| Roof              | Asphalt Shingle                                                                                                                                                               |
| Construction      | Vinyl Siding, Stone                                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 77                  |
| Zoning         | DC85                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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