

\$774,900 - 703 Boulder Creek Drive Se, Langdon

MLS® #A2249266

\$774,900

4 Bedroom, 3.00 Bathroom, 1,919 sqft

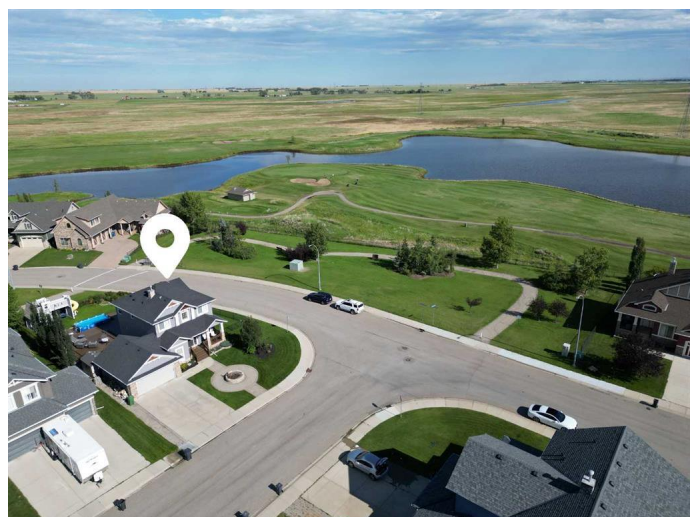
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Very rare/ desired property is now available for sale! This property not only backs onto GREEN-SPACE but it also sides onto a GREEN-SPACE. Imagine approaching this stunning home nestled on the edge of the TRACK GOLF COURSE, with sweeping OPEN VIEWS past the GREENSPACE are of the lush fairways. Step inside, and you'll be welcomed by the OPEN-CONCEPT MAIN LEVEL, where soaring 9-FOOT CEILINGS and rich HARDWOOD FLOORS extend throughout, creating an atmosphere of spacious elegance. The heart of this home is the KITCHEN with its updated STAINLESS STEEL APPLIANCES, including its dream GAS STOVE. The kitchen is anchored by QUARTZ COUNTERS and a MAGNIFICENT ISLAND—perfect for hosting lively dinners or casual gatherings—while a GAS FIREPLACE which is backlit invites cozy evenings with family and friends.

Making your way upstairs, discover the tranquil upper level where three generous bedrooms await. The primary suite is made for relaxation, with room to accommodate your KING-SIZED BED and a SPA-INSPIRED ENSUITE featuring a deep corner tub and separate shower. Two additional bedrooms, both with abundant space, share another full four-piece bathroom crafted for modern living.

Downstairs, the FINISHED BASEMENT reveals a versatile fourth bedroom with soft,



supportive cork flooring, ideal for restful evenings. Adjacent, a large REC ROOM is outfitted with INCLUDED THEATER-SYSTEM EQUIPMENTâ€”perfect for movie nights, game days, or casual entertaining.

Stepping outside into the BACKYARD, youâ€™ll find a beautifully landscaped retreat featuring a GRAND 2-TIERED DECK, lush gardens, a manicured lawn, and a charming BRICK PATIO. Enjoy the open sky and unobstructed southern exposure with no neighbors in sight. Children will be enchanted by the elegant CASTLE PLAY CENTER, while walking paths beyond lead you into serene GREENSPACE. A gated side yard offers easy access for RV parking, and storing tools or hobby gear is a breeze in the DOUBLE ATTACHED GARAGE, which includes a dedicated work or storage niche.

Living in BOULDER CREEK ESTATES in Langdon blends the best of peaceful country living with community charm. As a thoughtfully MASTER-PLANNED COMMUNITY, it offers an appealing mix of home styles and inviting public spaces. Residents benefit from proximity to the TRACK GOLF COURSEâ€”a relaxed, welcoming venue boasting scenic prairie views and a clubhouse for socializingâ€”as well as well-maintained parks, walking trails, and frequent community events. Families appreciate the strong sense of belonging, access to local Kâ€™12 schools, and the easy commute to Calgary, making this an ideal location for comfort, style, and connection within a vibrant yet tranquil setting. Call today!

Built in 2007

Essential Information

MLS® #

A2249266

Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	703 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	22
Zoning	DC-85

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.