$1,199,900 - 244 Boulder Creek Crescent Se, Langdon

MLS® #A2235181

$1,199,900
4 Bedroom, 4.00 Bathroom, 2,828 sqft
Residential on 0.25 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Langdon & Welcome Home! Absolutely Exquisite Home situated on a Â¼ ACRE PIE LOT, ON THE GOLF COURSE! BOULDER CREEK ESTATES hosts many Families and Empty Nesters. It is quietly located on the Edge of Town but still close proximity to all the amenities the Town and Nearby Calgary can offer. If you are looking for that small town feel but still need your Timâ€™s Double/Double in the morning you have found it! The investment in landscaping as well as open air areas, cannot be found on the market. 3 Sunrooms! Yes 3, all offering a unique way to lounge or work! The yard gives a serene view of the golf course, naturalized areas and the creek! Cook pizza in the outdoor stone oven, then Dine under the Pergola, and build a fire to enjoy smores for desert. This home was built to entertain! Watching the golfers shank balls into the creek is absolutely free! When you arrive you will be delighted to see low maintenance front landscaping, a triple car heated garage and parking for your RV or Golf Cart. Inside you will hopefully find everything you are looking for: A front Office, Upgraded Chefs Kitchen with a new sink and cooktop, a generous open layout with a walkthrough pantry to a huge mudroom, and make sure you check out the gas lines in the upper sunrooms â€“ never question if you can BBQ in the rain again! Upstairs you will find your primary suite + 2 bedrooms, another bath, the laundry room and a multi-use LOFT. Head to the WALKOUT Basement and you will

find a MASSIVE REC ROOM, bath, additional bedroom/flex, bonus room and finally the last Sunroom! This is a must see! Come for a Visit Today, and maybe just Stay a little while longer!

Built in 2018

Essential Information

MLS® #	A2235181
Price	$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,828
Acres	0.25
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	244 Boulder Creek Crescent Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Amenities	None
Parking Spaces	4
Parking	Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	No Smoking Home, Open Floorplan, See Remarks

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, On Golf Course
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2025
Days on Market	40
Zoning	DC-85
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty

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