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

MLS® #A2193600

# \$939,000

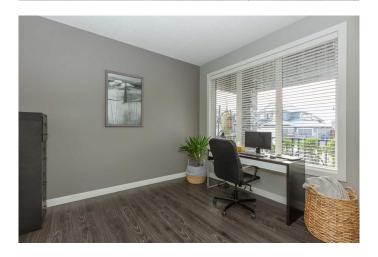
5 Bedroom, 4.00 Bathroom, 2,677 sqft Residential on 0.18 Acres

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 71

Zoning DC85

## **Listing Details**

Listing Office TREC The Real Estate Company

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