

# \$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	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Central Vacuum
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, Walk-Out, Suite

## Exterior

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

## Additional Information

Date Listed	February 13th, 2025
Days on Market	51
Zoning	DC85

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.