

# \$899,990 - 569 Boulder Creek Circle Se, Langdon

MLS® #A2195637

**\$899,990**

4 Bedroom, 3.00 Bathroom, 1,829 sqft  
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Here is your chance to live in a WALKOUT bungalow on the GOLF COURSE!!!! Located perfectly on a quiet, family-friendly street and backing onto the Boulder Creek Golf Course, this home has it all. Pull up to this property and notice the beautifully landscaped property and your 3-CAR GARAGE! That pride of ownership carries into the house as you open the front door to stunning views of the golf course. The main level boasts an open concept, 9' ceilings and hardwood floors and a spacious executive kitchen with a large, functional island complete with eating bar for 4, a corner pantry, stainless appliances and lots of functional cabinetry. The living area has large sun-soaked windows and a cozy fireplace perfect for those cold winter nights. The primary suite is spacious and boasts a 5 pc ensuite with granite countertops and a generous walk-in closet. Your main level is finished off with a 2nd Bedroom/Den/Gym, another 4 pc bath, a large mud room and upstairs laundry. The walk-out basement is well appointed and is the entertainer's dream and perfect for all those family gatherings. Large rec room & TV area, a DREAM BAR/ENTERTAINMENT area, large 3rd & 4th Bedrooms and another triple-sided fireplace. Enjoy your summer nights in the backyard at the firepit or in the hot tub as you stare at the star or watch the golfer walk by. The DREAM TRIPLE GARAGE is heated with EPOXY floors, full dog run, LED exterior lighting. This property is a must-see and perfect place to call home in Langdon!!!!



Built in 2008

## Essential Information

MLS® #	A2195637
Price	\$899,990
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,829
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	569 Boulder Creek Circle Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, Kitchen Island
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Dog Run, Playground
Lot Description	Dog Run Fenced In, Landscaped, On Golf Course
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	47
Zoning	DC-85

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.