

\$939,900 - 264 Boulder Creek Drive Se, Langdon

MLS® #A2208844

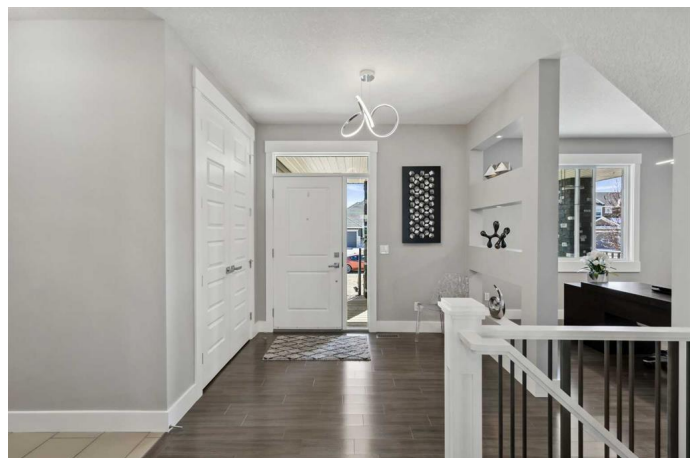
\$939,900

4 Bedroom, 4.00 Bathroom, 2,700 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Experience luxury living in the prestigious and sought after community of Boulder Creek Estates. Thoughtful design, timeless style and elegant finishes are sure to impress even the most discerning buyer. Immaculate curb appeal shows pride of ownership from first sight. A spacious entryway is next to the front office which is separated by a decorative wall with shelving. Youâ€™ll notice right away how natural light flows through the entire home. Just down the hall youâ€™ll find your dream kitchen. This well planned space offers ceiling height soft close cabinetry in a rich espresso finish complemented by glossy white backsplash, under cabinet lighting, quartz counters and gleaming stainless steel appliances. A huge counter height island plus raised breakfast bar between the kitchen and dining area make this the perfect space for both entertaining and everyday family life. The comfortable yet luxurious living area features a tray ceiling, stylish gas fireplace and an abundance of windows. This unique Stepper Stonestown floor plan features a private centre courtyard with 2 decks for optimal outdoor living where youâ€™ll be able to seek out your perfect place in the sun or out of it regardless of the weather or time of day. A massive laundry room / mudroom with built-in locker style storage, cabinets over the washer and dryer and access to the backyard is a game changer keeping messy footprints and outside gear and clothing out of your living space. Heading upstairs youâ€™ll find a good sized



bonus room where your family can spend time together doing whatever you love whether it's movie nights, playing games or curling up with a good book - this is the place to do it. Youâ€™™ll also find 3 great sized bedrooms including the primary complete with an electric fireplace, a huge walk in closet with built in drawers and shelving and a luxurious spa inspired 5 pc ensuite with soaker tub, separate glass shower with rain head and dual sink vanity with raised counter height. The other 2 bedrooms are also a good size and they share the well planned main bath where the dual sink vanity is separated from the tub/shower & toilet making sharing on busy mornings a little easier for everyone. Youâ€™™ll find even more living space in the fully finished basement which has a great size recreation area, a 4th bedroom with the option to easily create a 5th one in the gym area plus a full bath. The attention to detail in this home carries on to the exterior where youâ€™™ll find beautiful landscaping including raised garden beds, 2 decks each with natural gas line, a shed and irrigation throughout including the flower beds. Last but definitely not least this incredible home has a 4 car heated garage with one tandem stall. There is also a counter area with sink and cabinets plus 220 amp power. A few extras to add - central air conditioning, Kinetic water system, Hunter Douglas blinds and soft close doors and closets throughout. Imagine having all of this while leaving the hectic pace of the city behind.

Built in 2014

Essential Information

MLS® #	A2208844
Price	\$939,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,700
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	264 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	7
Parking	Heated Garage, 220 Volt Wiring, Quad or More Attached, Tandem
# of Garages	4

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	12
Zoning	DC85

Listing Details

Listing Office	RE/MAX Key
----------------	------------

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.