

**461 Boulder Creek Way SE  
Langdon, Alberta**

**MLS # A2276704**

**\$738,000**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,022 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Dog Run Fenced In, Front Yard, Fruit Trees/		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Dog Pen, Gazebo, Outdoor Fireplace		

Welcome to Boulder Creek, one of Langdon's most desirable golf course communities, where small-town charm meets generous living spaces and thoughtful design. This beautifully maintained 2-storey home offers nearly 3,000 sq.ft. of developed living space and a layout that balances openness with functional separation. A large front veranda welcomes you home each day and offers the perfect spot to enjoy your morning coffee. Inside, the main floor features laminate flooring throughout the living room and warm, durable tile in the kitchen. A bright front den provides the ideal workspace, while the spacious kitchen offers a large island, pantry, and plenty of cabinetry and counter space. The adjoining living room centers around a cozy gas fireplace, and the dining area opens onto a large back deck—ideal for summer evenings and weekend gatherings. A well-placed 2-piece bathroom is tucked away from the main living areas for added privacy and convenience. Upstairs, the primary suite includes a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and the convenience of upper-level laundry complete this thoughtfully designed second floor. The professionally developed basement adds even more versatility, offering a fourth bedroom with its own 3-piece ensuite, a gym area, a spacious rec room, and ample storage. Outside, the backyard is a true retreat. Beautifully landscaped, it features a custom gazebo with an outdoor fireplace, raised garden beds, and a dedicated dog pen—perfect for relaxing, entertaining, or simply enjoying the outdoors. This is a rare opportunity to own a warm, welcoming home in a family-friendly community just steps from The Track Golf Course. Move-in ready and designed for comfort, this property truly has it all.