811 Boulder Creek Drive SE
Langdon, Alberta

MLS # A2277003

$819,900

Division:	Boulder Creek Estates
Type:	Residential/House
Style:	Bungalow

Size:	1,807 sq.ft.	**Age:**	2008 (18 yrs old)
Beds:	4	**Baths:**	3

Garage:	RV Access/Parking, Triple Garage Attached
Lot Size:	0.20 Acre
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	DC - 85
Foundation:	Poured Concrete		**Utilities:**	-
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s)			

Inclusions:	None

Welcome to Boulder Creek Estates in Langdon, where small-town charm meets refined bungalow living. This immaculate, fully finished 4 bedroom, 3 bath, 1800 sq ft bungalow offers over 3,000 sq ft of beautifully designed living space with vaulted ceilings, a triple car garage, and central air conditioning. A formal dining room and large den offer versatility for entertaining, working from home, or quiet relaxation. The chef-inspired kitchen features granite countertops, stainless steel appliances, a gas stove, skylight, and ample cabinetry, flowing into a warm living room with a gas fireplace. The spacious primary suite includes a stylish barn door and a luxurious 5 pc ensuite. The fully developed lower level adds a large recreation room with a second gas fireplace, two additional bedrooms, generous storage, and the convenience of two laundry rooms. Situated on a private reverse pie lot backing onto green space, the landscaped backyard with underground sprinklers creates a peaceful outdoor retreat. Boulder Creek Estates is a vibrant community with nearby amenities including Boulder Creek Golf Course, the Langdon Fieldhouse, skatepark, playgrounds, schools, and local shops and restaurants, scenic walking paths, and convenient access to major commuting routes.Thoughtfully upgraded and meticulously maintained, this exceptional home offers space, comfort, and elegance just minutes from Calgary.