

**101 Boulder Creek Place  
Langdon, Alberta**

**MLS # A2278879**

**\$849,900**



<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Level, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Storage Shed, Fridge/Freezer in Basement, VegePod Garden Table

Welcome to this former show home in Boulder Creek Estates of Langdon, offering an exceptional blend of luxury, space, and thoughtful upgrades in Langdon's premier golf course community. This beautifully maintained west-facing backyard home is loaded with features such as a HEATED TRIPLE GARAGE, AIR CONDITIONING, GEMSTONE LIGHTS, UNDERGROUND SPRINKLERS, and an ARCTIC SPA HOT TUB. The main floor features 9' ceilings & upgraded LVP. The chef-inspired kitchen showcases stainless steel appliances (including induction stove), granite countertops, a large island, walk-through pantry, and under-cabinet lighting. The bright dining room overlooks the west-facing backyard with access to the 14' x 10' deck complete with gas BBQ line & gate to the hot tub. The open-concept living room is anchored by a custom oversized gas fireplace with mantel, creating a warm and inviting living space. The main level is complete with a flex room, 2-piece bathroom, and a laundry room. Upstairs, you'll find four generously sized bedrooms, a 5-piece main Bathroom with double sinks, and a large Bonus room featuring VAULTED CEILINGS, Vinyl Plank Flooring, and lots of pot lights. The primary suite includes a huge 5-PIECE EN-SUITE with separate soaker tub and shower, and a large walk-in closet. The developed basement adds incredible versatility with 9' ceilings, a large rec room, 2-piece bathroom, and a massive hobby room/workshop which includes a Tub Sink. There is a dedicated sauna plug (sauna not included), and also dedicated plugs for both the fridge & freezer (both included). Outside, enjoy your west-facing backyard oasis featuring an Arctic Spa hot tub with Spa Boy system for automatic chemical control, underground sprinkler system, Vegepod garden table, storage shed, and a wood patio that's perfect for your patio furniture. The

home also includes Gemstone lighting on all four sides, providing stunning curb appeal and year-round lighting control. Additional upgrades include a water softener, multi-zone thermostats, upgraded railings, and more. Located just a short walk to the Boulder Creek Golf Course, and close to schools, shopping, parks, and green spaces, with easy access to the Trans-Canada Highway, this home offers the perfect balance of luxury living and commuter convenience. Book your showing today!