

# \$739,900 - 414 Boulder Creek Way Se, Langdon

MLS® #A2255766

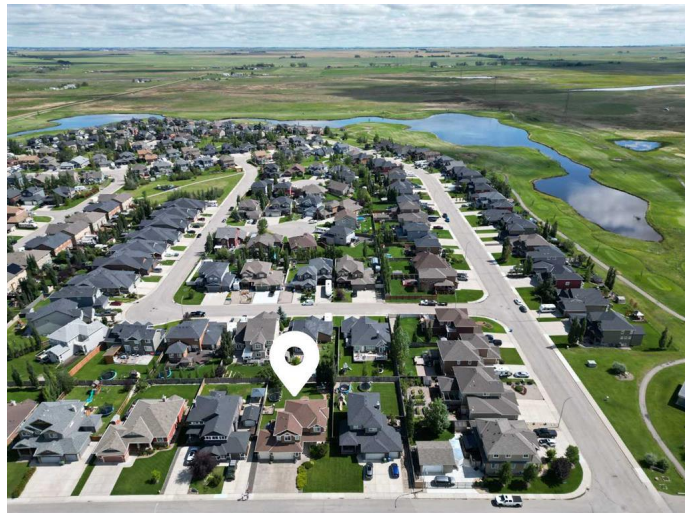
**\$739,900**

3 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates in Langdon, Alberta, where SMALL-TOWN CHARM meets thoughtful, modern family living. This BEAUTIFULLY MAINTAINED 2,368 sq ft, two-storey home embraces you with STRIKING CURB APPEAL, highlighting a professionally landscaped front yard, exposed aggregate driveway, and a welcoming covered porch—your future spot to appreciate Alberta's STUNNING SUNSETS. Inside, lofty 9-foot ceilings and rich hardwood floors flow seamlessly through the main level, guiding you to a versatile flex room with double doors, ideal as a home office, den, or dining space. The warm gas fireplace in the spacious living room leads naturally into the open-concept kitchen, where stainless-steel appliances, plentiful cabinetry, a generous granite-topped island, and a walkthrough pantry make hosting effortless. In-ceiling speakers add an elegant touch for entertaining. Upstairs, a bright west-facing bonus room with vaulted ceilings offers a perfect retreat for movie nights or children's playtime. The primary suite is a relaxing haven, featuring a walk-in closet and a luxurious five-piece ensuite with a soaker tub and separate shower. Two additional well-sized bedrooms support family growth, while the upper-level laundry room—complete with a sink—adds practicality. The unfinished basement, warmed by in-floor heating, invites your creative vision for additional living space. Outdoors, the fully fenced and beautifully



landscaped backyard includes stamped concrete pathways leading to a cozy fire pit area—perfect for MAKING MEMORIES under the stars. Ideally located just a three-minute walk from The Track Golf Course, clubhouse, and restaurant, this home balances RELAXATION AND RECREATION beautifully. Langdon fosters a warm, community atmosphere, now enhanced by a new high school and ball diamonds making this an ideal setting for families. With Calgary’s Stoney Trail only 15 minutes away, commuting is a breeze. This exceptional property is ready to become your family’s next home! CALL TODAY to book your viewing.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255766    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,368       |
| Acres          | 0.20        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 414 Boulder Creek Way 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 | Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                       |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Other                                               |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | DC-85               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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