

\$800,000 - 153 Boulder Creek Place, Langdon

MLS® #A2264861

\$800,000

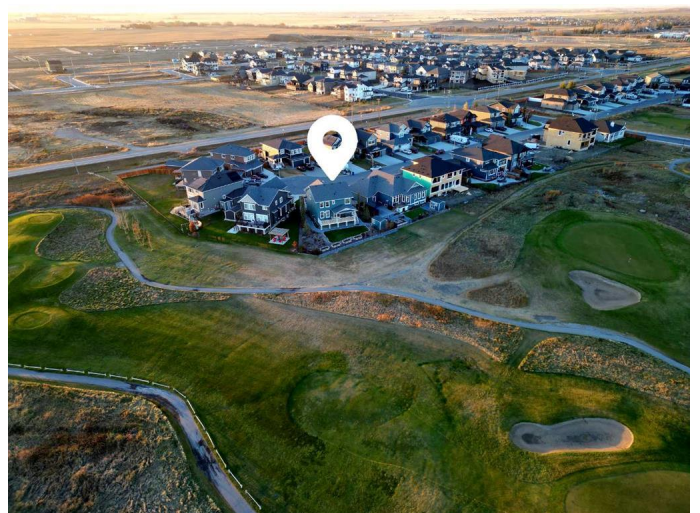
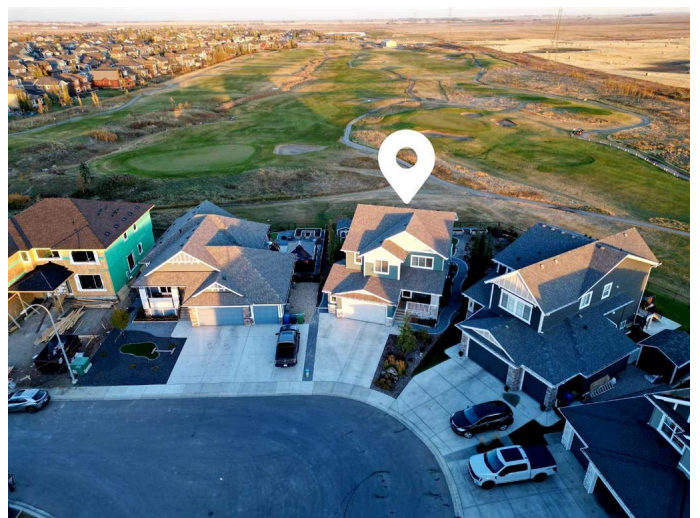
3 Bedroom, 3.00 Bathroom, 2,288 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

As you approach this inviting home in Boulder Creek Estates, you'll immediately notice the care put into the landscaping with lush flower beds, mature trees, and pristine hardscape set off the property beautifully. The vantage point at the end of a quiet cul-de-sac affords sweeping views over the Track Golf Course, offering changing vistas through every season. Step through the front door and you are greeted by 9-foot ceilings and warm vinyl plank flooring flowing across the main level. To your right, a light-filled office or flex space awaits, perfectly suited to remote work, study, or quiet reading. Further in, the living and dining spaces open to reveal unobstructed views of the golf course through large windows. The kitchen is both elegant and practical, featuring a central island, granite countertops, stainless steel appliances, and a roomy walk-in pantry. The living room is cozy and welcoming, anchored by a graceful fireplace that promises comfort during cold Alberta winters. Sliding patio doors lead you to a generous, partially covered rear deck which is a prime spot to entertain or simply soak in the views.

Climb the stairs to find a generous bonus room that offers flexibility—perhaps a media area, play space, or secondary lounge. The primary bedroom is a true retreat with its five-piece ensuite and sizeable walk-in closet. Two additional bedrooms share in that same commitment to space and comfort, each



offering room for a restful night’s sleep. A well-sized laundry room, complete with ample storage, rounds out the upper level along with a four-piece bathroom.

Downstairs, the unfinished basement presents a blank canvas, boasting 9-foot ceilings and rough-in plumbing already in place for a future full bathroom or expansion. The functional possibilities are numerous including the option of additional bedrooms, a recreation space, or a home gym. From the deck you’ll have easy access to the backyard, which is fully fenced and completely landscaped, creating a private outdoor refuge. A durable shed is included for storage of garden tools or seasonal gear.

Thoughtfully designed and situated in one of Langdon’s most desirable communities, this home offers lifestyle, convenience, and flexibility. With its views, floor plan, and potential, it’s a home you’ll want to see—and once you do, you’ll want to call home. Book your showing today.

Built in 2021

Essential Information

MLS® #	A2264861
Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,288
Acres	0.19
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 153 Boulder Creek Place
Subdivision Boulder Creek Estates
City Langdon
County Rocky View County
Province Alberta
Postal Code T0J 1X3

Amenities

Parking Spaces 7
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Storage
Lot Description Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Irregular Lot, Landscaped, Many Trees, Views, On Golf Course, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025

Days on Market	18
Zoning	DC-85

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.