

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

MLS® #A2255766

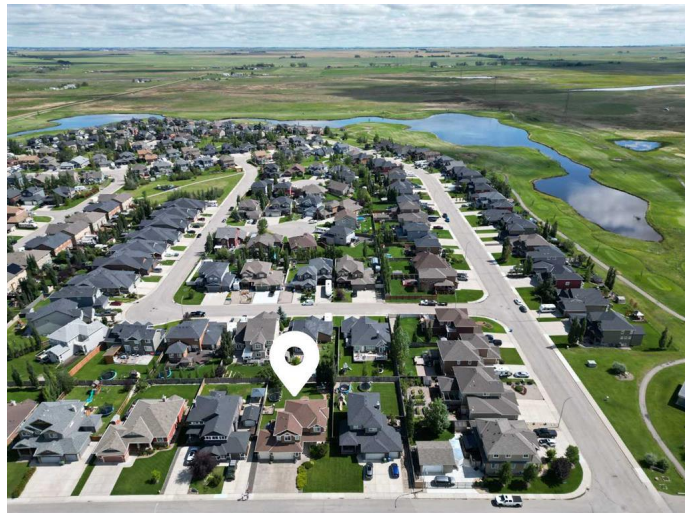
\$739,900

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	10
Zoning	DC-85

Listing Details

Listing Office	RE/MAX First
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