

\$1,059,000 - 246 Boulder Creek Place, Langdon

MLS® #A2261167

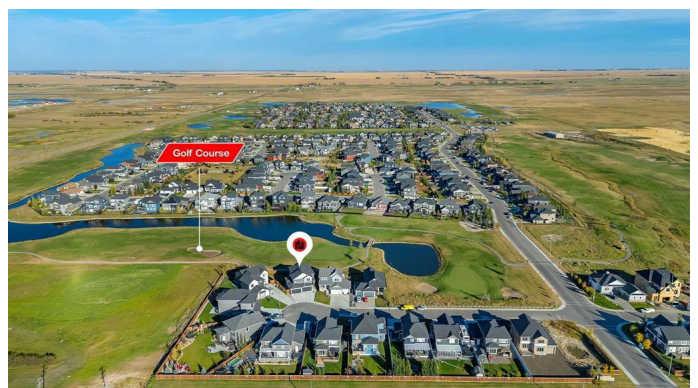
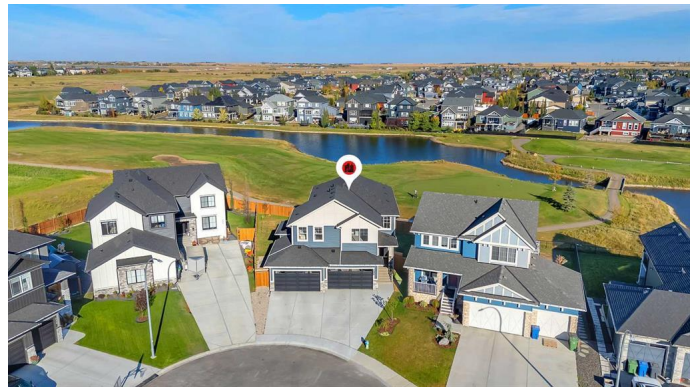
\$1,059,000

5 Bedroom, 4.00 Bathroom, 3,047 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

BACKING ONTO GOLF COURSE!! HUGE LOT (8700+ SQFT)!! QUAD OVERSIZED HEATED GARAGE!! SEPARATE ENTRANCE!! WALKOUT BASEMENT!! 5 BEDROOMS!! 3.5 BATHS!! MAIN FLOOR BEDROOM/OFFICE!! This DETACHED HOME is tucked away in a quiet CUL-DE-SAC OF BOULDER CREEK ESTATES, offering over 3000+ SQFT of living space! On the main floor, youâ€™ll find a spacious living room with a cozy fireplace, a bright dining area, and a chef-inspired kitchen with HUGE ISLAND, BUILT-IN FEATURES, PANTRY, and AMPLE CABINETRY. The living area is OPEN TO BELOW, showcasing windows that flood the home with natural light. Dining area opens directly to the backyard. A MAIN FLOOR ROOM (currently used as an office) can double as a guest bedroom. Plus, a 2pc bath completes the main floor. Upstairs hosts 4 BEDROOMS + BONUS AREA. The PRIMARY BEDROOM has a WALK-IN CLOSET and luxurious 5PC ENSUITE BATH. TWO BEDROOMS share a convenient JACK & JILL 4PC BATH, while the 4th BEDROOM enjoys its own 4PC FULL BATH. Laundry is also on this level for convenience. The BONUS ROOM is perfect for a family hangout. The WALKOUT BASEMENT comes with a separate entrance. And the backyard? Itâ€™s absolutely massiveâ€”stretching wide and backing directly onto the BOULDER CREEK GOLF COURSE, where your view is green and serene. Enjoy peace of mind with CENTRAL



AIR CONDITIONING, keeping every level of the home cool and comfortable during summers. 30 MINS DRIVE TO DOWNTOWN CALGARY!! The brand-new Langdon Plaza is coming soon - featuring McDonaldâ€™s, Dollarama, Petro Canada, Anytime Fitness and much more! Close to HIGH SCHOOL, shopping, restaurants, and more, this home truly combines luxury, lifestyle, and location.

Built in 2024

Essential Information

MLS® #	A2261167
Price	\$1,059,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,047
Acres	0.20
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	246 Boulder Creek Place
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Heated Garage, Oversized, Quad or More Attached

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Walk-Out, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Asbestos
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	Real Broker
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