

# \$755,000 - 46 Boulder Creek Manor Se, Langdon

MLS® #A2217037

**\$755,000**

3 Bedroom, 3.00 Bathroom, 2,313 sqft

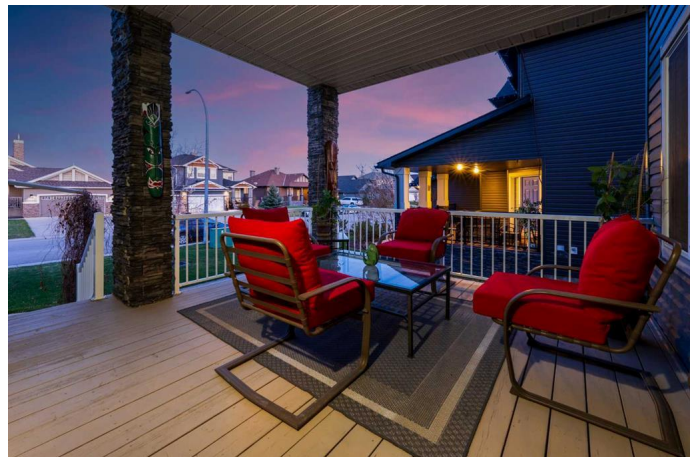
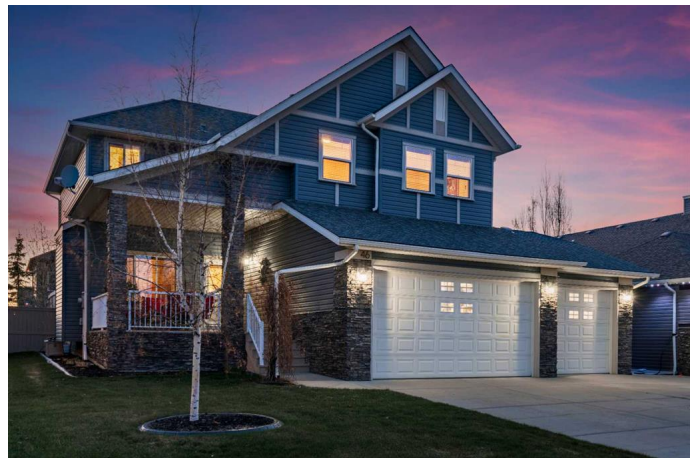
Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional two-storey residence nestled in the tranquil and family-friendly community of Boulder Creek Estates in Langdon, Alberta. Situated on a quiet street, this home offers a perfect blend of comfort, style, and functionality, making it an ideal choice for those seeking a spacious retreat with a large, fully fenced yard with your own Greenhouse and large Shed.

As you approach, a charming covered, front veranda invites you to enjoy your morning coffee while soaking in the sunrise. Step inside to a welcoming entrance that opens into a thoughtfully designed main floor featuring gleaming dark tile flooring and an abundance of natural light streaming through large, west facing windows. The main floor boasts a private den with French doors, providing a quiet space for work or study. The heart of the home is the gourmet kitchen, adorned with fresh white cabinetry, expansive granite countertops, stainless steel appliances, and a generous walk-in pantry. The open-concept layout seamlessly connects the kitchen to the dining area and living room, where a cozy three-sided stone-faced fireplace adds warmth and ambiance.

Upstairs, you'll find a spacious bonus room perfect for family movie nights or a play area for the kids. The luxurious master suite features a walk-in closet and a spa-like five-piece ensuite with a separate soaker tub



and an oversized shower. Two additional well-sized bedrooms and another full bathroom complete the upper level.

The lower level is ready for your personal touch, with rough-ins for a bathroom and ample space to create a fourth bedroom and recreation room. Step outside to the massive west-facing deck, ideal for entertaining or relaxing in the evening sun. The aggregate patio is prepped for a future hot tub, and the expansive backyard is fully enclosed with a wood fence, offering privacy and security. The triple-car heated garage provides ample space for vehicles and storage.

Boulder Creek Estates is a safe and serene golf course community that offers a peaceful lifestyle while being conveniently located near schools, parks, and walking paths. Experience the perfect balance of small-town charm and modern amenities in this beautiful Langdon home. Call today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217037    |
| Price          | \$755,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,313       |
| Acres          | 0.20        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 46 Boulder Creek Manor Se |
| Subdivision | Boulder Creek Estates     |
| City        | Langdon                   |
| County      | Rocky View County         |
| Province    | Alberta                   |
| Postal Code | T0J 1X3                   |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Three-Sided   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Dog Run                            |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | May 7th, 2025      |
| Days on Market | 4                  |
| Zoning         | Hamlet Residential |

### Listing Details

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

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