

# \$849,900 - 133 Boulder Creek Place, Langdon

MLS® #A2248586

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,853 sqft

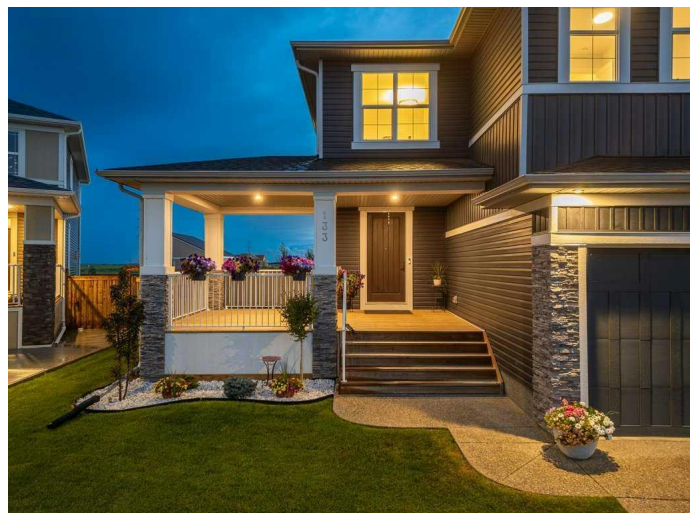
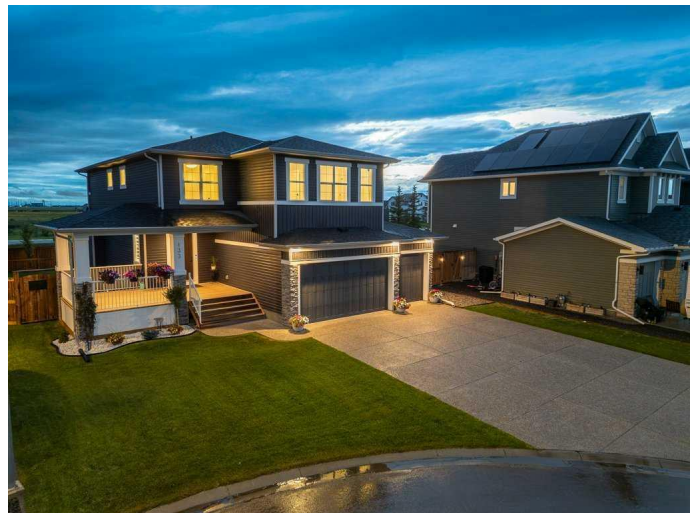
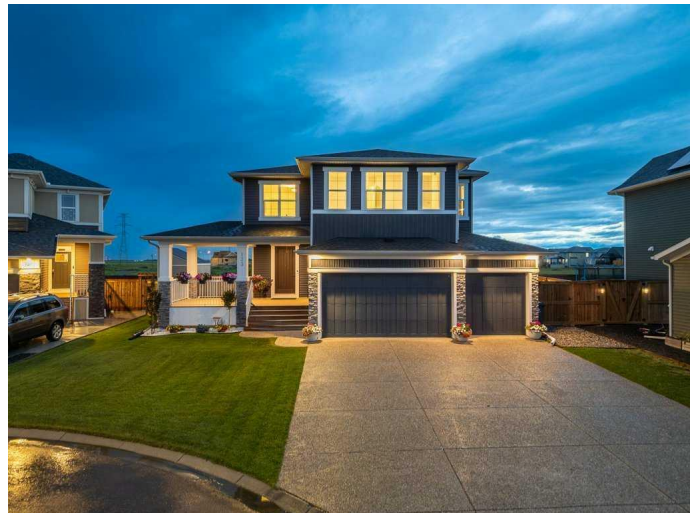
Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

MOUNTAIN VIEWS | 4 BEDROOMS UP |  
52'™ DEEP DRIVEWAY | TRIPLE CAR  
GARAGE | \*\*\* Open House CANCELLED  
Sunday, August 17th 2-4 pm\*\*\*

Located on a quiet, family-friendly cul-de-sac in sought-after Boulder Creek Estates, this stunning Broadview Home with 3,971 sq ft of developed living space combines thoughtful design with high-end finishes and spectacular MOUNTAIN VIEWS, plus the privacy of having no neighbours behind. The charming front porch sets the tone, while the fully landscaped WEST-facing backyard™ with deck, pergola, and newly planted trees™ offers the perfect retreat. Inside, 9'™ ceilings, open rod iron railings and bright neutral paint create an open, airy feel. The chef's™ kitchen is a showstopper with ceiling-height cabinetry, a massive island, quartz countertops, top-of-the-line KitchenAid appliances, including a gas cooktop and built-in oven, plus a walk-through BUTLER'S™ PANTRY provides added storage and is great for prep space with the additional sink. The kitchen flows seamlessly into the dining area and living room with large windows framing backyard views. A dedicated office, half bath, and spacious mudroom with custom lockers complete the main floor.

Upstairs, all four bedrooms feature walk-in closets, including the luxurious primary suite with a spa-inspired ensuite™ dual sinks, a modern soaker tub, a fully tiled walk-in shower with glass surround™ and direct access to the



laundry room through the closet. The upstairs main bathroom also offers double sinks, making morning routines a breeze.

The fully finished lower level with in-floor heating is perfect for multigenerational living, offering a large bedroom with walk-in closet, a full bathroom with double sinks, a generous rec room, and an impressive wet bar. Bright windows throughout the basement flood the space with natural light.

Better than new, this home comes complete with professional landscaping (12 trees, 5 bushes, full fencing, sod), two CENTRAL AIR CONDITIONING UNITS, window coverings, a massive 52â€™™ exposed aggregate drivewayâ€™™ideal for parking a travel trailer and a triple car garage with gas and electric rough in for heat. Enjoy small-town charm with big-city conveniences: Langdon offers all levels of schools, over 100 km of parks and trails, grocery stores, boutique shops, Tim Hortons, and a golf courseâ€™™all just 15 minutes from Calgary.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248586    |
| Price          | \$849,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,853       |
| Acres          | 0.18        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 133 Boulder Creek Place |
| Subdivision | Boulder Creek Estates   |
| City        | Langdon                 |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0J 1X3                 |

### **Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 3                                            |
| Parking        | Oversized, Triple Garage Attached, Aggregate |
| # of Garages   | 3                                            |

### **Interior**

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Wet Bar                                                                                                                                                      |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Built-In Range |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Electric, Living Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### **Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Level, Many Trees, No Neighbours Behind, Private, Views |
| Roof              | Asphalt                                                 |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 2                 |
| Zoning         | R1                |

### **Listing Details**

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

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