



**561 Boulder Creek Green SE  
Langdon, Alberta**

**MLS # A2296361**



**\$615,000**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Gazebo, Landscaped, Private, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Radon Mitigation System, Air Purification System, Water Filtration System, Basement Development Supplies, Gazebo on Deck

Welcome to a rare offering in Boulder Creek Estates, where comfort, quality, and location come together in a way that is hard to find in Langdon. This beautifully renovated bungalow duplex sits on a premium lot that sides directly onto green space and a park with walking paths, giving you privacy, open views, and easy access to the outdoors right from your doorstep. Opportunities like this are limited, especially within this community where most duplexes do not offer this setting. Inside, you will notice the care and investment immediately. The home has been meticulously maintained and thoughtfully upgraded with over \$85,000 in improvements. New white oak hardwood flooring runs throughout, creating a warm and clean feel. Large new windows bring in natural light while improving energy efficiency. The kitchen features updated appliances and flows seamlessly into the main living space, making everyday living and entertaining simple. The mechanical upgrades give you confidence moving forward. A high efficiency two stage furnace, new hot water tank, water softener, and a dedicated drinking water filtration system are already in place. A radon mitigation system adds another layer of long term peace of mind. The layout offers two spacious bedrooms and two full bathrooms, ideal for downsizers who still want space, or buyers looking for easy main floor living without compromise. Step outside and you will appreciate the added touches that make this home stand out. RV parking provides flexibility that is rarely available in this type of property. The yard includes an irrigation system, mature landscaping, added trees for privacy, and a gas line on the deck ready for your BBQ setup. As an added bonus, the home comes with materials and supplies for future basement development which has an increased ceiling height, giving you the option to expand your

living space and add value over time. This is a home for buyers who value a quiet community, pride of ownership, and a turn key property with the major work already done. Living in Boulder Creek Estates means enjoying a relaxed pace, golf nearby, a strong sense of community, and quick access back into Calgary when needed. If you have been waiting for a low maintenance home with a premium location and real upgrades, this one stands apart.