



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2296361



\$600,000

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

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC85 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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

Some homes simply check every box and this one does it without compromise. Set within Boulder Creek Estates, one of Langdon's most sought-after locations, this fully renovated bungalow duplex backs directly onto green space and a park with scenic walking paths. Privacy, open views and nature at your doorstep. From the moment you step inside, the level of care is unmistakable. More than \$85,000 in upgrades have been invested into this home and it shows. Stunning white oak hardwood flooring flows throughout, oversized new windows flood the space with natural light and an updated kitchen with modern appliances connects effortlessly to the main living area — perfect for both relaxed evenings and easy entertaining. Peace of mind comes built in. A high-efficiency two-stage furnace, new hot water tank, water softener, dedicated drinking water filtration and a radon mitigation system mean the big-ticket items are already handled. Two generous bedrooms and two full bathrooms make this an ideal fit for downsizers or anyone seeking truly effortless main floor living. Outside, the details keep impressing. RV parking, a fully irrigated yard, mature trees for added privacy and a gas line on the deck ready for BBQ season — this home is set up for the way people actually live. The basement, featuring increased ceiling height, comes with materials and supplies already on hand for future development, offering real potential to grow your equity over time. Boulder Creek Estates offers something increasingly hard to find — a genuine sense of community, golf just minutes away, a peaceful pace of life and convenient access to Calgary when the city calls. Turn-key, thoughtfully upgraded and beautifully located. This one is ready for its next chapter.