



GRASSROOTS

REALTY GROUP

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**85 Boulder Creek Manor SE
Langdon, Alberta**

MLS # A2306477

\$819,900



Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course, Rec		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Blinds

Welcome Home to this Beautifully Renovated Custom-Built Stepper Home located in the Heart of Langdon's Boulder Creek Estates. Ideally situated Backing onto the Golf Course with Unobstructed Views from all three levels. Featuring a Triple Attached Garage and an unspoiled Walkout Basement with soaring ceilings, this exceptional property offers remarkable space and endless future potential. The Main Floor showcases a Bright, Open-Concept layout designed for both comfort and style. A Spacious Great Room is highlighted by a Cozy Fireplace and a Wall of Windows that flood the home with Natural Light while perfectly framing the Beautiful Outdoor Scenery. The Kitchen is both Functional and Inviting, featuring Granite Countertops, a Walk-in Corner Pantry, Pot Filler Faucet, Ample Cabinetry and Workspace—ideal for everyday living and effortless entertaining. Completing the main level is a versatile Office/Flex room, a convenient 2-piece bathroom, and a well-designed Laundry/Mudroom. Upstairs, you'll find three generously sized bedrooms and a Large Bonus Room—perfect for Family Living or Relaxing Evenings. Step outside where you can unwind and take in the spectacular Golf Course. The Gorgeous Primary Suite offers a Walk-in Closet, Dual Vanities, an oversized shower, and a Luxurious Soaker Tub, creating a true private retreat. The spacious driveway offers additional parking, including room for an RV or boat. This Beautifully Updated, Move-in Ready Home seamlessly blends Elegance, Functionality, and an Unbeatable Location—an incredible opportunity you won't want to miss. This Beautiful Home is located just minutes away from, SCHOOLS, RESTAURANTS, and SHOPPING. With EASY ACCESS to Glenmore Trail, Trans-Canada Highway, and Highway 22X, commuting is a breeze! Don't

miss out on this Incredible Property — this Home truly checks all the boxes!