



**811 Boulder Creek Drive SE  
Langdon, Alberta**

**MLS # A2306608**



**\$789,000**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC - 85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** None

**BOULDER CREEK ESTATES | VAULTED CEILINGS | CENTRAL AIR CONDITIONING** | Immaculate, fully finished 4 bedroom, 3 bath, 1800 sq ft bungalow offers over 3,000 sq ft of beautifully designed living space! The charming curb appeal draws you in with a welcoming front porch and an impressive triple car garage, setting the tone for the exceptional home that awaits. Boasting a bright and airy open floorplan with soaring cathedral ceilings and abundant windows, this home features a formal dining room, a spacious den, and a welcoming living room with a gas fireplace for cozy nights in. The chef-inspired kitchen features granite countertops, stainless steel appliances, a gas stove, skylight, and ample cabinetry. The spacious primary suite includes a stylish barn door and a luxurious 5 pc ensuite. The fully developed lower level adds a large recreation room with a second gas fireplace, two additional bedrooms, generous storage, and the convenience of two laundry rooms. Situated on a private reverse pie lot backing onto green space, the landscaped backyard with underground sprinklers creates a peaceful outdoor retreat. Boulder Creek Estates is a vibrant community with nearby amenities including Boulder Creek Golf Course, the Langdon Fieldhouse, skatepark, playgrounds, schools, and local shops and restaurants, scenic walking paths, and convenient access to major commuting routes. Thoughtfully upgraded and meticulously maintained, this exceptional home offers space, comfort, and elegance just minutes from Calgary.