



**GRASSROOTS**  
REALTY GROUP

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202 Boulder Creek Court SE  
Langdon, Alberta

MLS # A2307260



**\$829,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Boulder Creek Estates                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,686 sq.ft.                                                              | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Insulated, Oversized          |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Dog Run Fenced In, Level, No Back Lane, Underground Sprinkler |               |                   |

|                    |                                   |                   |     |
|--------------------|-----------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame    | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -   |

**Features:** Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Wet Bar

**Inclusions:** Pergola, Cabinetry in the office, Plasma TV. NOTE: The Bar Fridge, Murphy Bed (downstairs bedroom), and Pool Table are negotiable.

With nearly 2,700 square feet above grade, a professionally finished basement with in-floor radiant heat, and room for everyone to spread out, this is the kind of home that grows with your family instead of forcing you to outgrow it. From the moment you walk through the front door, you can picture everyday life here. Someone is making dinner while the kids finish homework at the island. Friends settle in around the dining table. The fireplace is on. Nobody feels crowded. The kitchen was designed to be the heart of the home, complete with granite countertops, an oversized island, a butler's walk-in pantry with electrical, and an open layout that keeps everyone connected. Whether you are hosting the holidays or ordering pizza on a Tuesday night, this space simply works. Upstairs, the bonus room creates a second place to gather, while the three spacious bedrooms offer everyone their own space to retreat. The primary suite feels more like a private escape, with its sitting area, oversized walk-in closet featuring custom cabinetry, and a beautifully appointed ensuite with dual vanities, a soaker tub, and separate shower. Even the laundry room has been thoughtfully finished with custom cabinetry, making everyday chores a little more organized and a lot more functional. Then there is the basement. Unlike so many homes where the basement is still on the "someday" list, this one has already been professionally finished, with permits and comfortable in-floor radiant heat. Whether you need space for teenagers, overnight guests, a home gym, movie nights, or simply somewhere everyone can spread out, it is ready from day one. Step outside and you will discover a backyard designed to be enjoyed. The professionally landscaped yard features low-maintenance Trex decking, creating the perfect place for summer barbecues, morning coffee, or relaxing at the end of the day. As the

centrepiece, a beautiful bubbling rock water feature adds the soothing sound of running water and creates a peaceful retreat that is unlike anything you will find in a typical backyard. Behind the scenes, the sellers have continued investing in the home with updates that matter, including a 2023 hot water tank, upgraded appliances including a gas stove, updated plumbing fixtures, electrical improvements, a transferable James Hardie siding warranty, and professionally remediated attic rain with documentation available for buyers' peace of mind. The best homes are not just beautiful. They make everyday life easier. This is one of them.