



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

**MLS # A2317841**



**\$784,900**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, C		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

**Inclusions:** Hot Tub

Welcome to this exceptional original-owner home located in the highly sought-after golf course community of Boulder Creek in Langdon. Beautifully maintained and thoughtfully updated throughout the years, this impressive property offers the perfect combination of comfort, functionality, and pride of ownership. With a heated triple attached garage, numerous recent mechanical upgrades, and an abundance of natural light throughout, this is a home that truly stands out from the competition. From the moment you arrive, you'll appreciate the curb appeal and meticulous care that has gone into maintaining this property. Step inside and be greeted by a grand open-to-below front entrance that creates a bright and welcoming first impression. Large windows throughout the home flood the interior with natural sunlight, enhancing the spacious and airy feel of every room. A private den offers the ideal space for a home office, study area, or flex room, while the convenient main floor laundry and 2-piece powder room add everyday practicality. The spacious great room serves as the heart of the home and features a beautiful fireplace. The well-appointed kitchen is sure to impress with its granite countertops, stainless steel appliances, large island, ample cabinetry, and generous counter space. Whether preparing family meals or entertaining guests, this kitchen is both functional and stylish. The adjoining dining nook overlooks the backyard and provides direct access to the rear deck. Step outside and enjoy your private backyard retreat. The expansive deck features a convenient gas line for your BBQ, making summer entertaining a breeze. After a long day, unwind in the included hot tub and enjoy peaceful evenings under the stars with family and friends. The yard is further enhanced with underground sprinklers, helping keep the landscaping lush and beautiful throughout the

growing season. The home backs onto a green space with a kids' park for all ages. Upstairs, you'll find a spacious bonus room that offers endless possibilities for movie nights, a children's play area, or a secondary family room. The upper level also features three generously sized bedrooms and a full 4-piece bathroom. The spacious primary retreat offers a walk-in closet and a luxurious ensuite complete with a relaxing soaker tub, creating the perfect place to escape and recharge. Additional recent upgrades provide tremendous value and peace of mind, including a new furnace, hot water tank, and central air conditioning system. The heated triple attached garage offers plenty of room for vehicles, tools with 220v, toys, and storage, making it a dream space for hobbyists and growing families alike. Located in the desirable community of Boulder Creek, residents enjoy a quiet small-town atmosphere while still being within easy commuting distance to Calgary. With nearby parks, pathways, golf, schools, and amenities, this home offers an exceptional lifestyle in one of Langdon's most popular communities. Book your showing!