



GRASSROOTS
REALTY GROUP

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

MLS # A2345015



\$739,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,582 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 2 sheds in backyard, wine rack in utility room, wired speakers and amp, TV wall mounts in living room, primary bedroom and bedroom downstairs, 2 shelves on right side of utility room mounted to the wall.

Gorgeous 3-bedroom WALK-OUT bungalow in the sought-after Boulder Creek Estates, perfectly POSITIONED ON THE PAR 3 11TH FAIRWAY with stunning golf course views! Enjoy the spacious, private east-facing deck, complete with gas line hookup - perfect for relaxing while taking in the peaceful surroundings and the occasional golfer passing by. This outstanding open-concept bungalow features a welcoming foyer finished with cork flooring and vaulted ceilings throughout the main level. The kitchen has abundant cabinetry, a large island with an eating bar, granite countertops, and Whirlpool appliances, all opening to the living room with huge windows with a great view of the golf course. A newer deck with access from the kitchen is a great spot for a BBQ or smoker! The main level offers a spacious mudroom/laundry room complete with a sink and a convenient walk-through pantry. The oversized heated double garage features newer epoxy flooring and ample space for a workbench. The primary suite features a walk-in closet with stylish barn doors and a spacious ensuite, complete with a jetted tub and a separate shower. Also on the main level is a 2-piece bathroom and a versatile office/den. Downstairs features two bedrooms, both with walk-in closets, and a spacious 4-piece bathroom. The rec room flows into the family room, complete with a wet bar rough-in, and offers walk-out access to the covered patio and a private yard with a paved patio with gas line, sidewalks, and a hot tub rough-in. This exceptional home is wired for sound throughout, with speakers on both levels, both decks, the patio, and even the garage. The utility room also features newer epoxy flooring. Conveniently located close to schools and great restaurants, it offers the feel of living outside the city while still enjoying nearby amenities. This is one you don't want to

miss!