



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**517 Boulder Creek Circle SE
Langdon, Alberta**

MLS # A2346798



\$819,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,754 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Irregular Lot, Landscaped, LA		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator in Garage, Ceiling Fan, Exterior Shed		

Pride of ownership, golf-course views, west facing sunsets and soaring vaulted ceilings welcome you to 517 Boulder Creek Circle SE. Perfectly located in the desired community Boulder Creek Estates of Langdon, this beautifully presented 2009 bungalow combines an inviting open layout, a finished sunshine basement and a west-facing backyard backing onto the golf course. Expansive windows fill the main living area with natural light, while warm hardwood flooring and a striking stone-faced fireplace create an inviting space to gather. The kitchen features rich wood cabinetry, granite countertops, stainless steel appliances and a generous island with seating. Its connection to the dining and living areas makes entertaining easy, with golf-course views providing a beautiful backdrop. The main-floor primary retreat offers a comfortable place to unwind, while the versatile den can serve as a home office or a second main-floor bedroom, depending on your needs. This flexible layout accommodates everything from working at home to welcoming overnight guests. Downstairs, the finished sunshine basement extends your living space with large windows, nine-foot ceilings and in-floor heating. There is room to relax, entertain and pursue your hobbies, with additional bedrooms providing space for family or guests. Fireplaces and air conditioning add comfort throughout the seasons, while a reverse osmosis water filtration system and water softener bring everyday convenience. Outside, enjoy approximately 0.20 acres with a backyard designed to make the most of its western exposure and golf-course setting. The deck features dual natural gas connections, while an extended concrete patio at the lower deck provides another inviting spot for outdoor seating and entertaining. Irrigation simplifies yard care, leaving more time to enjoy the sunsets. Recent

improvements include renewed exterior parging and fresh paint throughout most of the interior, complemented by thoughtful preparation for sale. Discover the appeal of Boulder Creek Estates and Langdon's small-community atmosphere. With flexible living spaces, inviting outdoor areas and a memorable golf-course outlook, this bungalow offers a setting you will look forward to coming home to. Book your private showing today.