



GRASSROOTS
REALTY GROUP

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**242 Boulder Creek Place
Langdon, Alberta**

MLS # A2348312



\$1,109,700

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,309 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Radon mitigation system central A/C , 2central humidifiers , 12 zone irrigation controller		

Welcome to what could easily be the best home on the block! Nestled in a quiet and prestigious cul-de-sac in the highly sought-after and upcoming community of Boulder Creek Estates, this brand-new luxury residence offers an exceptional combination of space, style, privacy, and breathtaking golf-course views. Situated on an impressive 13,000+ SQ FT LOT, this stunning home offers nearly 3,300 SQ FT of beautifully developed living space, featuring 4 bedrooms, 3.5 bathrooms, a dedicated office, central air conditioning, a separate entrance to the basement, and an attached Heated QUAD garage with epoxy flooring 100% polyaspartic coat — providing an incredible amount of room for your family, vehicles, toys, and storage. From the moment you arrive, the immaculate landscaping and impressive curb appeal immediately set this home apart. Step inside to a spacious foyer and discover a thoughtfully designed open-concept floor plan featuring high-end finishes throughout. The main floor offers a bright and inviting layout with a stylish office, elegant dining area, convenient half bathroom, and a spacious family room complete with a beautiful fireplace. Large windows flood the home with natural light while showcasing the incredible golf-course views. Step outside onto your deck and enjoy your morning coffee, evening sunsets, and entertaining with one of the most desirable backdrops a home can offer. At the heart of the home is a dream kitchen, featuring an oversized island, stunning quartz countertops, modern appliances, abundant cabinetry, and a spacious butler's pantry — perfect for everyday living and entertaining alike. Upstairs, you'll find a spacious loft with access to your private balcony, along with 4 generously sized bedrooms and 3 full bathrooms, including 2 ensuite. The luxurious primary retreat

features a 5-piece ensuite and walk-in closet, creating the perfect space to unwind. Even more impressive, 3 of the 4 bedrooms feature walk-in closets and direct access to a bathroom, offering exceptional functionality and privacy for the entire family. The home is truly turnkey — beautifully finished, meticulously maintained, and ready for you to move in , basement is roughed in for a potential extra 1400 sqft for extra living and lounging space Outside, the beautifully landscaped yard complements the massive lot and behind the house golf-course setting, Deck finished in Dura deck finishing with natural Gas hook up ready for BBQ . With luxury finishes, stainless steel appliances , incredible functionality, a massive lot , immaculate landscaping, a QUAD garage, central A/C, and a prime cul-de-sac location,. Located close to schools, shopping, restaurants, amenities, Book your private showing today and experience this incredible property in person