



GRASSROOTS
REALTY GROUP

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**541 Boulder Creek Green SE
Langdon, Alberta**

MLS # A2350061



\$629,900

Division:	Boulder Creek Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,441 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Lawn, M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, ELECTRIC RANGE, OTR MICROWAVE HOODFAN, BUILT-IN DISHWASHER, ALL WINDOW COVERINGS, CENTRAL A/C, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE, SHED, FRIDGE IN LOWER LEVEL

Discover a haven where comfort meets craftsmanship, nestled within Boulder Creek Estates, a beautiful community in SE Langdon. This charming semi-detached bungalow, thoughtfully designed as a duplex, welcomes you with its fresh paint adorning the main level, creating a bright and inviting atmosphere. Step inside to find an open floorplan bathed in natural light, complemented by hardwood floors that flow seamlessly throughout. A remarkable feature graces the living room—a wall adorned with 100 year old barn wood salvaged from Hanna AB and crafted by local craftsman Todd Cunningham, lending a rustic elegance to the space and the primary bedroom. The kitchen is equipped with newer appliances, granite counters, and a convenient breakfast bar, perfect for casual gatherings. Retreat to one of two bedrooms above grade, including a spacious primary suite boasting a walk-in closet and a luxurious five-piece ensuite bath featuring a jetted tub. Full development ensures everyone's needs are met. The finished basement provides ample space for recreation and entertainment...think games nights, celebrations, movie marathons. The lower level also includes a third bedroom and third full bathroom!. Enjoy outdoor living with a spacious deck and pergola overlooking the landscaped backyard, complete with a fenced dog run—a perfect spot for furry friends. Enjoy lilac bushes, raspberries and the beauty of the crabapple tree! Located close to the Track Golf Course, an unpretentious 18 hole course, this home also offers convenient access to Calgary, just 20 minutes away, Horseshoe Crossing High School grades 9-12 (established in 2024), PLUS lots of new subdivisions on the West side with shopping and medical offices continuing to fill shop spaces. Call your Realtor® to book a viewing and discover all Langdon has to offer...make your

home here!