

# \$959,000 - 206 Boulder Creek Place, Langdon

MLS® #A2239243

**\$959,000**

4 Bedroom, 4.00 Bathroom, 2,866 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

RIGHT ACROSS GOLF COURSE!! NO NEIGHBOURS IN FRONT!! RARE QUAD OVERSIZED ATTACHED RV GARAGE WITH DRIVE-THROUGH – PERFECT FOR BOATS, TRAILERS & MORE!! FRONTING ON GREEN SPACE!! 2 MASTER BEDROOMS!! 4 BED 4 BATH!! OVER 2800 SQFT OF LIVING SPACE!! Welcome to this beautifully designed home in the heart of Boulder Creek Estates, where comfort meets functionality! Step inside to a bright living room, convenient 2pc bath, spacious MAIN KITCHEN WITH BUILT-INS, and a Butler™s pantry for all your culinary needs. The kitchen flows into a cozy family room with fireplace and a generous dining area with access to the backyard deck – perfect for summer gatherings! A private office on the main floor adds extra flexibility for work or study. Upstairs, you'll find TWO MASTER BEDROOMS – one with a luxurious 5PC ENSUITE AND WALK-IN CLOSET, the other with a 3pc ensuite and walk-in as well. Two additional bedrooms share a full 4pc bath, and there's a bright BONUS ROOM for movie nights or play space. Laundry is conveniently located on the same floor. Appliances will be provided by the seller. What truly sets this home apart? The OVERSIZED QUAD GARAGE with 12FT DOOR and a rare DRIVE-THROUGH FEATURE – ideal for storing a boat, trailer, or extra toys with ease! Located steps from BOULDER CREEK GOLF COURSE, close to schools, playgrounds, and



shopping”this is a standout home in a family-friendly community. ROOM TO GROW, ROOM TO PLAY”THIS ONE HAS IT ALL!!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239243    |
| Price          | \$959,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,866       |
| Acres          | 0.18        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 206 Boulder Creek Place |
| Subdivision | Boulder Creek Estates   |
| City        | Langdon                 |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0J 1X3                 |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 8                                               |
| Parking        | Drive Through, Oversized, Quad or More Attached |
| # of Garages   | 5                                               |

**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Other                                                                        |
| Heating           | Forced Air, Natural Gas                                                      |

|                 |                                  |
|-----------------|----------------------------------|
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Gas                              |
| Has Basement    | Yes                              |
| Basement        | Exterior Entry, Full, Unfinished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 32              |
| Zoning         | R-1             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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