

# \$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	Oversized, Drive Through, 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	1
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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