

# \$724,900 - 85 Boulder Creek Manor Se, Langdon

MLS® #A2266885

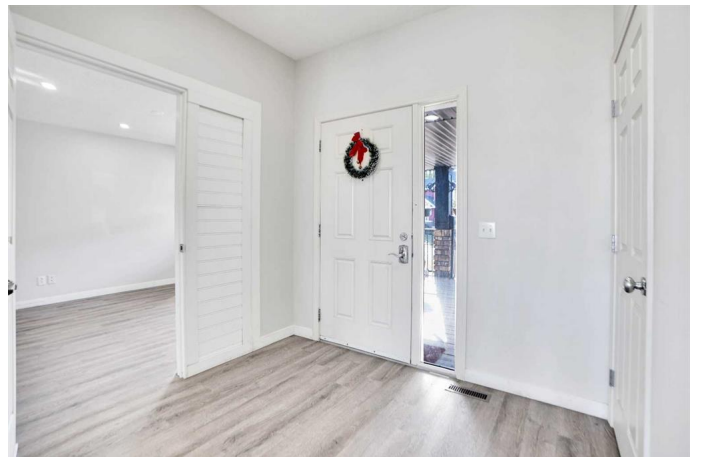
**\$724,900**

4 Bedroom, 3.00 Bathroom, 2,111 sqft  
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This gorgeous custom-built Stepper home sits on a spectacular 8,200 sq. ft. lot with a triple garage and an unspoiled walkout basement featuring soaring ceilings. Backing directly onto the golf course, the home offers breathtaking views from all three levels—whether you’re relaxing on the main floor balcony, enjoying the great room’s wall of windows, or envisioning your future development in the walkout basement. The spacious kitchen includes granite countertops and a walk-in corner pantry. The main floor features a bright great room with fireplace, a bedroom, 2-piece bath, and a convenient laundry/mudroom. Upstairs you’ll find three generous bedrooms plus a bonus room. The luxurious primary suite includes a walk-in closet, dual sinks, an oversized shower, and a relaxing tub. Enjoy sunsets on the massive south-facing covered porch. With plenty of driveway space for your RV or boat, this property combines elegance, functionality, and unmatched views.

Built in 2007



## Essential Information

MLS® #	A2266885
Price	\$724,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,111
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	85 Boulder Creek Manor Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### **Amenities**

Parking Spaces	6
Parking	Front Drive, Garage Faces Front, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course,

	Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	8
Zoning	R-1

### **Listing Details**

Listing Office	MaxWell Gold
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