

206 Boulder Creek Place
Langdon, Alberta

MLS # A2239243



\$959,000

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,866 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Drive Through, Oversized, Quad or More Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Cooktop, Range Hood, Washer, Dryer, Bar Fridge,

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!!