

**569 Boulder Creek Circle SE  
 Langdon, Alberta**

**MLS # A2262686**



**\$869,900**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Boulder Creek Estates                         |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | Bungalow                                      |               |                   |
| <b>Size:</b>     | 1,829 sq.ft.                                  | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Dog Run Fenced In, Landscaped, On Golf Course |               |                   |

|                    |                                       |
|--------------------|---------------------------------------|
| <b>Heating:</b>    | Forced Air                            |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                |
| <b>Roof:</b>       | Asphalt                               |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade     |
| <b>Exterior:</b>   | Wood Frame                            |
| <b>Foundation:</b> | Poured Concrete                       |
| <b>Features:</b>   | Bar, Central Vacuum, Granite Counters |

|                   |       |
|-------------------|-------|
| <b>Water:</b>     | -     |
| <b>Sewer:</b>     | -     |
| <b>Condo Fee:</b> | -     |
| <b>LLD:</b>       | -     |
| <b>Zoning:</b>    | DC-85 |
| <b>Utilities:</b> | -     |

**Inclusions:** Hot-tub - "As Is"

**WALKOUT BUNGALOW on the GOLF COURSE!!!!** Located perfectly on a quiet, family-friendly street and backing onto the Boulder Creek Golf Course, this home has it all. Pull up to this property and notice the beautifully landscaped property and your 3-CAR GARAGE! That pride of ownership carries into the house as you open the front door to stunning views of the golf course. The main level boasts an open concept, 9' ceilings and hardwood floors and a spacious executive kitchen with a large, functional island complete with eating bar for 4, a corner pantry, stainless appliances and lots of functional cabinetry. The living area has large sun-soaked windows and a cozy fireplace perfect for those cold winter nights. The primary suite is spacious and boasts a 5 pc ensuite with granite countertops and a generous walk-in closet. Your main level is finished off with a 2nd Bedroom/Den/Gym, another 4 pc bath, a large mud room and upstairs laundry. The walk-out basement is well-appointed and is the entertainer's dream and perfect for all those family gatherings. Large rec room & TV area, a DREAM BAR/ENTERTAINMENT area, large 3rd & 4th Bedrooms and another triple-sided fireplace. Enjoy your summer nights in the backyard at the firepit or in the hot tub as you stare at the star or watch the golfer walk by. The DREAM TRIPLE GARAGE is heated with EPOXY floors, full dog run, LED exterior lighting. This property is a must-see and perfect place to call home in Langdon!!!!