

# \$1,149,900 - 121 Boulder Creek Bay Se, Langdon

MLS® #A2201616

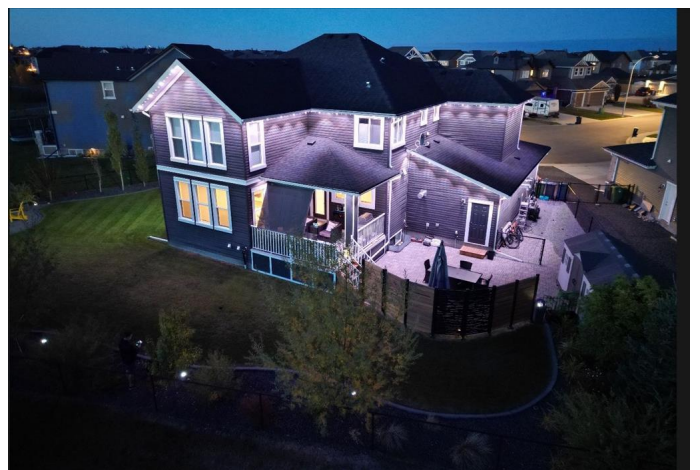
**\$1,149,900**

5 Bedroom, 4.00 Bathroom, 3,112 sqft

Residential on 0.25 Acres

Boulder Creek Estates, Langdon, Alberta

Experience unparalleled pride of ownership in this meticulously crafted residence, where luxury and functionality harmoniously converge. From the moment you arrive, the professionally landscaped yard is setting the tone for the elegance within. Step through the entrance to be greeted by 9-foot ceilings and exquisite engineered hardwood flooring that seamlessly flows throughout the main and upper levels. Custom-designed foyer, adorned with wainscoting and practical bench seating, offers a warm welcome. A bright front office due to its expansive windows, provides an inspiring workspace. The heart of this home is undoubtedly its chef's dream kitchen. Outfitted with premium JENN-AIR stainless steel appliances, including a commanding 6-burner gas stove, the kitchen boasts towering cabinetry with real wood, soft-close drawers, and a sleek modern backsplash. A huge walkthrough pantry, equipped with an additional fridge/ freezer, ensures ample storage and convenience. Inviting dining area comfortably accommodates eight, with room to expand for larger gatherings. Living room exudes sophistication, featuring a floor-to-ceiling slate rock gas fireplace flanked by custom-built shelving. Transitioning outdoors, the covered deck showcases exotic Meranti hardwood ceilings from KAYU, offering a serene space for relaxation. Expansive mudroom, designed for the modern family, includes five custom lockers, ensuring organization. A stylish half bath completes this



level. Ascend the hardwood staircase to discover a cozy bonus room, perfect for intimate family evenings. The opulent primary suite is a sanctuary, introduced through a private retreat area and French doors, revealing vaulted ceilings and generous windows. Lavish 6-piece ensuite pampers with a corner soaker tub, tiled shower, in-floor heating, and a secluded water closet. A sprawling quartz vanity with dual under-mount sinks and a makeup station caters to couples, while the custom walk-in closet, complete with soft-close drawers and specialized organizers, is a fashion enthusiast's dream. Two additional bedrooms on this level are thoughtfully designed with built-in desks and closet organizers, sharing a 5-piece main bath that ensures privacy with separate sink and bathing areas. Laundry room is both functional and luxurious, offering extensive countertop space, a sink, and abundant cabinetry. Fully finished basement extends the living space, housing fourth and fifth bedrooms, a theatre/media room pre-wired for a projector and surround sound, a spacious recreation room, and a 4-pc bathroom with in-floor heating. Nestled on a sprawling quarter-acre lot, the backyard is a private oasis, meticulously landscaped with trees, a patio, privacy fencing, and a comprehensive irrigation system. Custom features and upgrades, including zoned air conditioning and heating for each level, a KINETICO reverse osmosis system and water softener, central vacuum system, and a heated, painted quad garage with epoxy floors!

Built in 2014

### **Essential Information**

MLS® #	A2201616
Price	\$1,149,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,112
Acres	0.25
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	121 Boulder Creek Bay Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Triple Garage Attached, Workshop in Garage, Concrete Driveway, Front Drive, Garage Faces Front, Tandem
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Low Flow Plumbing Fixtures, Recessed Lighting, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	Central Air, Full

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Treed, Underground Sprinklers, Views, Close to Clubhouse, Dog Run Fenced In, Gentle Sloping, Irregular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	44
Zoning	DC-85

## Listing Details

Listing Office	RE/MAX First
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