# \$849,900 - 811 Boulder Creek Drive Se, Langdon

MLS® #A2265702

# \$849,900

4 Bedroom, 3.00 Bathroom, 1,807 sqft Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates, where small town charm meets elegant living. This immaculate, fully finished 1,800 sq ft bungalow with a triple car garage offers over 3,000 sq ft of beautifully designed living space and an ideal blend of comfort, functionality, and sophistication. Inside, soaring vaulted ceilings create an open, airy feel throughout the main floor. The spacious formal dining room sets the stage for memorable family gatherings, while the large den offers a perfect space for a home office or quiet retreat. The chef-inspired kitchen features stainless steel appliances, gas stove, new refrigerator, granite countertops, abundant cabinetry, and a large skylight that floods the space with natural light. The cozy living room is anchored by a gas fireplace, creating a warm and inviting atmosphere. The primary suite is a true sanctuary with a stylish barn door leading to a luxurious 5 pc ensuite featuring dual sinks, a soaker tub, and a separate shower. The fully developed lower level is equally impressive, featuring a spacious recreation room with a second gas fireplace, two additional bedrooms, and large windows that bring in plenty of natural light. A huge storage area and two laundry rooms (one on each level) add everyday convenience. The home includes central air conditioning for enhanced comfort. Outside, the fully landscaped backyard with underground sprinklers backs onto a tranquil green space and sits on a desirable reverse pie lot, providing extra







privacy and a beautiful outdoor retreat. The triple garage offers ample parking and storage for vehicles, tools, and toys alike. Located in the heart of Langdon, Boulder Creek Estates is a vibrant golf course community just minutes from Calgary. Enjoy nearby amenities including the Boulder Creek Golf Course, Langdon Fieldhouse, skatepark, playgrounds, schools, and local shops and restaurants. Families will love the strong sense of community, scenic walking paths, and easy access to major routes for commuting. Offering exceptional craftsmanship, thoughtful upgrades, and a prime location, this stunning bungalow delivers the perfect balance of space, style, and suburban tranquility.

#### Built in 2008

## **Essential Information**

MLS® # A2265702 Price \$849,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,807 Acres 0.20 Year Built 2008

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 811 Boulder Creek Drive Se

Subdivision Boulder Creek Estates

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X3

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached, RV Access/Parking

# of Garages 3

## Interior

Interior Features Vaulted Ceiling(s), High Ceilings, Skylight(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings, Humidifier

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Other

Lot Description Backs on to Park/Green Space, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 24th, 2025

Days on Market 8

Zoning DC - 85

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.