

**105 Boulder Creek Bay SE**  
**Langdon, Alberta**

**MLS # A2245411**



**\$939,900**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,688 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscap		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC-85

**Utilities:** -

**Features:** Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, Electric Stove, Range Hood Fan, Dishwasher, Microwave, Ceiling Fan(s), Central Air Conditioning, Washer, Dryer, Garage Remote x 1, All Curtains and Rods, All Window Coverings, Shed

Location, location, location! Situated in a quiet, family-friendly cul-de-sac and backing directly onto a green space with walking paths, a tot park, and just steps from a basketball court, this home offers one of the most sought-after spots in the community. Golfers will especially appreciate being within easy walking distance to the Track Golf Course and its popular restaurant—perfect for family outings or a quick round after work. Welcome to 105 Boulder Creek Bay in Langdon. This beautifully maintained 2-storey home features a rare heated four-car garage—ideal for anyone needing extra space for vehicles, toys, or a workshop. Step inside to find engineered hardwood flooring, 9-foot ceilings, and an abundance of natural light creating a warm and welcoming atmosphere. The kitchen is designed for both everyday living and entertaining, with a large center island, quartz countertops, stainless steel appliances, and a spacious walk-in pantry. Just off the kitchen, a centrally located deck offers a private and sheltered space to enjoy summer BBQs with friends and family. The open-concept main level also includes a large dining area and a bright living room featuring a cozy gas fireplace and large windows overlooking the yard. Upstairs, the expansive bonus room provides the perfect hangout for movie nights or homework, while the primary bedroom offers a true retreat with a luxurious five-piece ensuite and walk-in closet. Two additional bedrooms and a four-piece main bath complete the upper floor. The fully finished basement adds even more value with a large recreation area, sitting space, home gym, the fourth bedroom, and a full bathroom—perfect for guests or teens. The backyard is fully landscaped and fenced, with a rear deck that offers the perfect vantage point for watching the kids play at the park just steps away. This is more than just

a home&mdash;it's a lifestyle. Don't miss your chance to live in one of Boulder Creek's best locations. Book your showing today!