

# \$945,000 - 206 Boulder Creek Place, Langdon

MLS® #A2268067

**\$945,000**

4 Bedroom, 4.00 Bathroom, 2,836 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Open House Saturday November 15th 2-4pm. Welcome to Boulder Creek Estates™ where exceptional design meets everyday comfort and functionality! This stunning home offers the ultimate combination of space, style, and unbelievable garage amenities. Right across from the golf course with no neighbours in front or behind, this property delivers privacy and beautiful views. The standout oversized quad attached garage with a 12 ft door and rare drive-through access is ideal for RVs, boats, trailers, extra vehicles, and all the toys. Step inside to a bright, spacious entryway followed by a convenient 2-piece bath and a dream chef™'s kitchen featuring an impressive island, modern finishes, and a walk-through butler™'s pantry for incredible storage and prep space. The kitchen flows seamlessly into the cozy family room with a fireplace and the dining area, where large windows overlook the sunny west-facing backyard and deck™ perfect for summer BBQs and evening relaxation. A private main-floor office provides ideal space for work or study. Upstairs you™ll find two primary retreats, each with its own ensuite and walk-in closet™ perfect for multi-generational living or hosting guests. Two additional bedrooms share a full bathroom, and a bright bonus room offers a great spot for movie nights or play space, with the laundry room conveniently located on the same level. A separate entrance leads to the unfinished basement, offering an amazing opportunity to customize



and develop the space to suit your needs and wants. With over 2,800 sq. ft. of finished living space and located steps from Boulder Creek Golf Course and close to parks, schools, and amenities, this home delivers room to grow, room to play, and truly has it all.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268067    |
| Price          | \$945,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,836       |
| Acres          | 0.18        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 206 Boulder Creek Place |
| Subdivision | Boulder Creek Estates   |
| City        | Langdon                 |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0J 1X3                 |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 8                                                          |
| Parking        | Drive Through, Oversized, Quad or More Attached, RV Garage |
| # of Garages   | 5                                                          |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
|                 | Open Floorplan, Pantry                                                   |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer |
| Heating         | Forced Air, Natural Gas                                                  |
| Cooling         | None                                                                     |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| Fireplaces      | Gas, Living Room                                                         |
| Has Basement    | Yes                                                                      |
| Basement        | Full                                                                     |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Landscaped, Private |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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