

# \$910,000 - 312 Boulder Creek Crescent Se, Langdon

MLS® #A2227024

**\$910,000**

3 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Discover a lifestyle of luxury and space in this custom-designed 5-level split home, beautifully situated in the vibrant and growing community of Langdon—just 20 minutes east of Calgary. Backing directly onto the prestigious Track Golf Course, this property offers sweeping prairie views, a peekaboo glimpse of the mountains, and a peaceful setting that feels like a private retreat. With over 3,000 sq ft of high-quality, professionally finished living space—plus an additional 1,000 sq ft awaiting your personal touch—this home blends timeless design with future potential in one of Langdon’s most sought-after locations.

The heart of the home is the chef-inspired kitchen, complete with upgraded granite countertops, a large walk-in pantry, and top-tier appliances including a built-in double oven, built-in microwave, and a 6-burner gas range. The island features a prep sink, while the main sink sits below a large window with tranquil backyard and golf course views. The kitchen opens seamlessly to the expansive living room, where a striking 18-foot custom-tiled fireplace serves as the focal point for gatherings.

A private main-floor office provides a quiet workspace with beautiful natural light. Just a few steps down, the third level offers a versatile entertaining space with a full wet bar and an electric fireplace—perfect for hosting,



movie nights, or a games room setup.

Upstairs, the luxurious primary suite features a spa-inspired ensuite with heated floors, while two additional bedrooms and a kid-friendly bonus room offer great family functionality. The upper-level laundry room includes rough-in plumbing for a sink. Elegant custom railings and thoughtful architectural touches carry throughout the home.

Step outside to the east-facing backyard, complete with a spacious deck overlooking the golf course. All finished levels and the outdoor deck are wired for surround sound, setting the stage for seamless indoor/outdoor living and entertaining.

A massive heated triple-car garage provides ample space for vehicles, toys, and storage. The basementâ€”already outfitted with rough-in plumbing and egress windowsâ€”offers 1,000 additional square feet ready for future development.

This is a rare opportunity to own a truly exceptional home, rich in custom details and designed for both everyday living and grand entertaining, all in a tranquil golf course setting.

Built in 2014

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2227024  |
| Price          | \$910,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,542     |
| Acres          | 0.19      |

|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 5 Level Split |
| Status     | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 312 Boulder Creek Crescent Se |
| Subdivision | Boulder Creek Estates         |
| City        | Langdon                       |
| County      | Rocky View County             |
| Province    | Alberta                       |
| Postal Code | T0J 1X3                       |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                  |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached |
| # of Garages   | 3                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s) |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven, Wine Refrigerator                                                                     |
| Heating           | High Efficiency, Forced Air                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | None                                                                          |
| Lot Description   | Back Yard, Lawn, No Neighbours Behind, Rectangular Lot, Views, On Golf Course |

|              |                                              |
|--------------|----------------------------------------------|
| Roof         | Asphalt Shingle                              |
| Construction | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                              |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | DC-85          |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.