

# \$785,000 - 11 Boulder Creek Terrace Se, Langdon

MLS® #A2236549

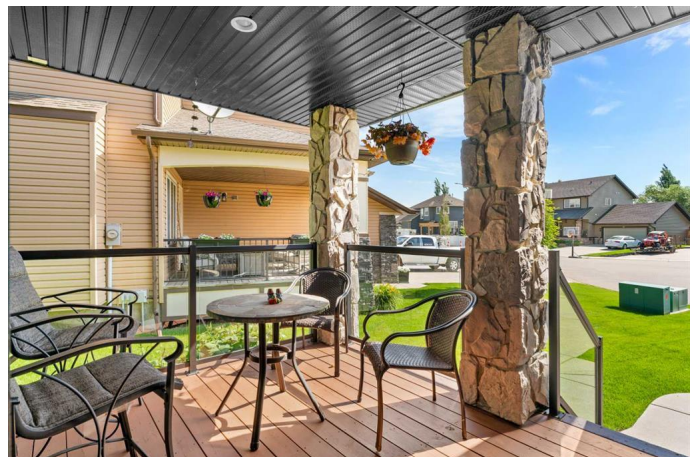
**\$785,000**

4 Bedroom, 3.00 Bathroom, 2,262 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Tucked away on a quiet cul-de-sac just 2 minutes from The Track Golf Course, this beautifully maintained home in Langdon offers over 3,000 sq ft of developed living space designed for family, function, and connection to the outdoors. From the moment you arrive, you're greeted by a charming east-facing front veranda—perfect for morning coffees. Step inside and feel the warmth of earthy tones, abundant natural light, and an ideal floor plan that includes a main floor office, bright dining space, and a cozy living room anchored by a stone-surround gas fireplace. The heart of the home is the spacious kitchen, featuring brand new white appliances, a large island, and plentiful cabinetry—great for family meals and weekend baking. A walk through pantry, laundry area, mudroom and a half bath complete the main floor. Upstairs, the massive bonus room provides added flexibility, while the primary retreat impresses with a 5-piece en-suite boasting a soaker tub, dual vanities, a walk-in shower, and extra storage. Two additional bedrooms offer built-in closets and share a stylish 4-piece bath with a sky light. Step outside to your west-facing, MASSIVE pie lot - a private oasis backing onto walking paths and green space. Whether you're relaxing in your barrel sauna, hosting BBQs, having a fire, or simply soaking in the sunset, this yard delivers all day and all night long. With a QUAD attached garage, drive-through rear door, shed for gear, and a driveway that fits 7 vehicles, there's room for every



hobby and every toy. Langdon is a family-friendly hamlet just 20 minutes east of Calgary, where your dollar stretches further and life moves at a slower, more meaningful pace. With top-rated K-12 schools, wide open skies, and endless opportunities for fishing, hiking, and snowmobiling, Langdon is more than a town—it's a lifestyle. Book your private showing today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236549    |
| Price          | \$785,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,262       |
| Acres          | 0.19        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 11 Boulder Creek Terrace Se |
| Subdivision | Boulder Creek Estates       |
| City        | Langdon                     |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T0J 1X3                     |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 7                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                       |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

## Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 44             |
| Zoning         | DC85           |

## 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.