\$739,900 - 85 Boulder Creek Manor Se, Langdon

MLS® #A2250086

\$739,900

4 Bedroom, 3.00 Bathroom, 2,111 sqft Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

This gorgeous custom-built Stepper home sits on a spectacular 8,200 sq. ft. lot with a triple garage and an unspoiled walkout basement featuring soaring ceilings. Backing directly onto the golf course, the home offers breathtaking views from all three levelsâ€"whether you're relaxing on the main floor balcony, enjoying the great room's wall of windows, or envisioning your future development in the walkout basement.

The spacious kitchen includes granite countertops and a walk-in corner pantry. The main floor features a bright great room with fireplace, a bedroom, 2-piece bath, and a convenient laundry/mudroom. Upstairs you'II find three generous bedrooms plus a bonus room. The luxurious primary suite includes a walk-in closet, dual sinks, an oversized shower, and a relaxing tub.

Enjoy sunsets on the massive south-facing covered porch. With plenty of driveway space for your RV or boat, this property combines elegance, functionality, and unmatched views.







Built in 2007

Essential Information

MLS® # A2250086 Price \$739,900 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,111

Acres 0.19

Year Built 2007

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 85 Boulder Creek Manor Se

Subdivision Boulder Creek Estates

City Langdon

County Rocky View County

Province Alberta
Postal Code T0J 1X3

Amenities

Parking Spaces 6

Parking Front Drive, Garage Faces Front, Triple Garage Attached

of Garages 3

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump

Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space, No Neighbours Behind, On Golf Course,

Rectangular Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2025

Days on Market 60

Zoning R-1

Listing Details

Listing Office MaxWell Gold

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