

# \$849,900 - 569 Boulder Creek Circle Se, Langdon

MLS® #A2268089

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,829 sqft  
Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

WALKOUT BUNGALOW on the GOLF COURSE!!!! Located perfectly on a quiet, family-friendly street and backing onto the Boulder Creek Golf Course, this home has it all. Pull up to this property and notice the beautifully landscaped property and your 3-CAR GARAGE! That pride of ownership carries into the house as you open the front door to stunning views of the golf course. The main level boasts an open concept, 9' ceilings and hardwood floors and a spacious executive kitchen with a large, functional island complete with eating bar for 4, a corner pantry, stainless appliances and lots of functional cabinetry. The living area has large sun-soaked windows and a cozy fireplace perfect for those cold winter nights. The primary suite is spacious and boasts a 5 pc ensuite with granite countertops and a generous walk-in closet. Your main level is finished off with a 2nd Bedroom/Den/Gym, another 4 pc bath, a large mud room and upstairs laundry. The walk-out basement is well-appointed and is the entertainer's dream and perfect for all those family gatherings. Large rec room & TV area, a DREAM BAR/ENTERTAINMENT area, large 3rd & 4th Bedrooms and another triple-sided fireplace. Enjoy your summer nights in the backyard at the firepit or in the hot tub as you stare at the star or watch the golfer walk by. The DREAM TRIPLE GARAGE is heated with EPOXY floors, full dog run, LED exterior lighting. This property is a must-see and perfect place to call home in Langdon!!!!



Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268089    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,829       |
| Acres          | 0.19        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 569 Boulder Creek Circle Se |
| Subdivision | Boulder Creek Estates       |
| City        | Langdon                     |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T0J 1X3                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Granite Counters                                                                                                        |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | None                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                          |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Dog Run                                       |
| Lot Description   | Dog Run Fenced In, Landscaped, On Golf Course |
| Roof              | Asphalt                                       |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 7                  |
| Zoning         | DC-85              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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