

46 Boulder Creek Manor SE
Langdon, Alberta**MLS # A2217037****\$739,900**

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Stone, Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** High Ceilings**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** DC-85**Utilities:** -**Inclusions:** Shed, Greenhouse

Welcome to this exceptional two-storey residence nestled in the tranquil and family-friendly community of Boulder Creek Estates in Langdon, Alberta. Situated on a quiet street, this home offers a perfect blend of comfort, style, and functionality, making it an ideal choice for those seeking a spacious retreat with a large, fully fenced yard with your own Greenhouse and large Shed. As you approach, a charming covered, front veranda invites you to enjoy your morning coffee while soaking in the sunrise. Step inside to a welcoming entrance that opens into a thoughtfully designed main floor featuring gleaming dark tile flooring and an abundance of natural light streaming through large, west facing windows. The main floor boasts a private den with French doors, providing a quiet space for work or study. The heart of the home is the gourmet kitchen, adorned with fresh white cabinetry, expansive granite countertops, stainless steel appliances, and a generous walk-in pantry. The open-concept layout seamlessly connects the kitchen to the dining area and living room, where a cozy three-sided stone-faced fireplace adds warmth and ambiance. Upstairs, you'll find a spacious bonus room perfect for family movie nights or a play area for the kids. The luxurious master suite features a walk-in closet and a spa-like five-piece ensuite with a separate soaker tub and an oversized shower. Two additional well-sized bedrooms and another full bathroom complete the upper level. The lower level is ready for your personal touch, with rough-ins for a bathroom and ample space to create a fourth bedroom and recreation room. Step outside to the massive west-facing deck, ideal for entertaining or relaxing in the evening sun. The aggregate patio is prepped for a future hot tub, and the expansive backyard is fully enclosed with a wood fence, offering privacy and security. The

triple-car heated garage provides ample space for vehicles and storage. Boulder Creek Estates is a safe and serene golf course community that offers a peaceful lifestyle while being conveniently located near schools, parks, and walking paths. Experience the perfect balance of small-town charm and modern amenities in this beautiful Langdon home. Call today!