

**820 Boulder Creek Drive SE  
Langdon, Alberta****MLS # A2226211****\$799,900**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,408 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Garage Heater, Garage Opener(s), Garage Remote(s), Mail Key(s), Picture Above Stairs, Shed if RPR accepted without compliance

Find your forever home in the prestigious and sought after community of Boulder Creek Estates. Thoughtful design and timeless elegance abound in this former show home with oversized, heated triple car garage. Immaculate and lush landscaping show pride of ownership in this well maintained home. Settle in with a good book or a steaming cup of tea on your cozy and secluded covered front porch. The spacious entryway has a gorgeous stone tile inlay and transom windows over the door for extra light. Work or study from home in the private front office complete with sliding French doors with textured glass that are both stylish and functional. Down the hall is your main living space that is the ideal blend of open concept living combined with distinct living spaces. 9&rsquo; ceilings and stunning naturally toned hardwood flooring throughout. You&rsquo;re going to love hosting dinner parties for friends and family in the large and open dining area situated next to the kitchen. This well equipped kitchen has timeless finishes with rich dark wood cabinetry, granite counters, stainless steel appliances, a centre island with raised breakfast bar and a corner pantry making it perfect for both entertaining and everyday family life. A 2 sided floor to ceiling stone fireplace between the living and dining rooms is the centre point of this main living area providing both warmth and ambience. The huge mudroom with 5 built in lockers will help keep even the busiest of families organized and keep clutter out of your main living area. A good sized laundry room and a pretty little 2 pc powder room round out this main level. Upstairs you&rsquo;ll find 3 nice sized bedrooms including the spacious and sunny primary bedroom with a luxurious 5 pc spa inspired ensuite bath complete with corner soaker tub, his and hers vanities, a separate walk in shower and a huge walk in closet. The other 2

bedrooms share the main bath. The unspoiled basement gives you plenty of room to expand your living space to best suit your needs. Embrace outdoor living in your large fully fenced West facing backyard. Lush, mature landscaping, plenty of green space for kids, pets and even grown ups to play plus a fantastic deck make this a place where summer memories are sure to be made. The triple garage is fully equipped with LED lighting, a sub panel and a convenient man door to the backyard. This amazing home comes with not one but two air conditioners and has wired speakers. If you're ready to get away from the busyness of the city, maybe it's time to see what Langdon has to offer. Here you'll find an exceptional quality of life, friendly small town feel, fabulous local businesses and great schools all within an easy commute to the city. Come on out and take a tour of your new home & community.