

234 Boulder Creek Court SE
Langdon, Alberta

MLS # A2227640



\$899,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Wet Bar, Wired for Sound

Inclusions: Shed, Bluetooth thermostat on main level and garage, Kinetico water system.

Discover unparalleled craftsmanship in this stunning custom-built Stepper home, perfectly situated on an expansive corner lot in the prestigious community of Boulder Creek Estates. With over \$160,000 invested in professional landscaping, this home boasts a vinyl fence, vibrant flower beds, underground sprinklers, custom-built shed, and paving stone patio. Step inside to a bright foyer that showcases a double-sided gas fireplace framed by floor-to-ceiling travertine wall. The main floor features a spacious office with a wainscoting feature wall. At the heart of the home lies the chef's kitchen, bathed in natural light from large windows and a garden door. The kitchen impresses with expansive granite countertops, generous island, and custom maple cabinetry, accented by brand-new hardware. Adjacent to the kitchen, the dining room is a showpiece in itself with a striking floor-to-ceiling travertine wine wall, the perfect focal point for the main level. The family room features a fully integrated sound system, offering individual room controls for ultimate flexibility. The walkthrough pantry and newly revamped laundry/mudroom features quartz countertops, subway tile backsplash, black onyx sink, and matching faucet. A modern 2-piece bathroom completes this level. As you make your way to the upper floor, you'll notice the stunning shaker-style feature wall and plush new stairway carpeting. A Bluetooth-controlled chandelier casts a warm glow, highlighting the grandeur of the space. The second floor opens into a spacious bonus room, complemented by brand-new luxury vinyl plank flooring throughout. Two generously sized bedrooms offer comfort and versatility, while the massive primary suite serves as a private retreat with a walk-in tiled shower, a large walk-in closet, and a spa-like 5-piece ensuite. A beautifully appointed 4-piece guest bathroom completes

this level. The fully finished basement offers even more living space, with soaring 10-foot ceilings and three additional large bedrooms. A wet bar with exquisite cabinetry makes it perfect for entertaining. Enjoy the 4pc basement bathroom with heated tile floors. Throughout the lower level, brand-new Insul-Armor subflooring and luxury vinyl plank flooring ensures warmth, comfort and durability. For those who value an exceptional workspace, the oversized heated garage is a standout feature. Recently updated, it includes new paint, a textured ceiling, high-efficiency LED lighting, epoxy-coated floor, maple cabinetry with a live-edge countertop, tool rack, floor-to-ceiling mirror, and Bluetooth-controlled natural gas heater for year-round comfort. Lastly, you're going to love the state-of-the-art mechanical systems. A 3-zone furnace system ensures precise climate control, while a brand-new central air conditioning system (with warranty) provides relief during the warmer months. Additional features include a central vacuum, Kinetico water system, and de-chlorinator, and epoxy flooring in the utility room. Make it yours today!