

\$785,000 - 11 Boulder Creek Terrace Se, Langdon

MLS® #A2236549

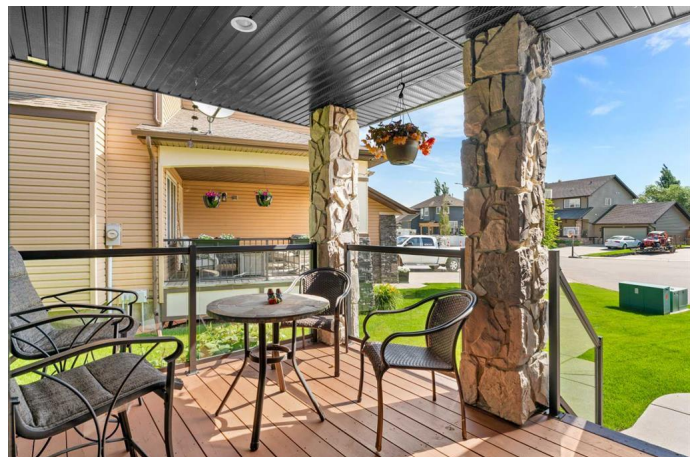
\$785,000

4 Bedroom, 3.00 Bathroom, 2,262 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Tucked away on a quiet cul-de-sac just 2 minutes from The Track Golf Course, this beautifully maintained home in Langdon offers over 3,000 sq ft of developed living space designed for family, function, and connection to the outdoors. From the moment you arrive, you're greeted by a charming east-facing front veranda—perfect for morning coffees. Step inside and feel the warmth of earthy tones, abundant natural light, and an ideal floor plan that includes a main floor office, bright dining space, and a cozy living room anchored by a stone-surround gas fireplace. The heart of the home is the spacious kitchen, featuring brand new white appliances, a large island, and plentiful cabinetry—great for family meals and weekend baking. A walk through pantry, laundry area, mudroom and a half bath complete the main floor. Upstairs, the massive bonus room provides added flexibility, while the primary retreat impresses with a 5-piece en-suite boasting a soaker tub, dual vanities, a walk-in shower, and extra storage. Two additional bedrooms offer built-in closets and share a stylish 4-piece bath with a sky light. Step outside to your west-facing, MASSIVE pie lot - a private oasis backing onto walking paths and green space. Whether you're relaxing in your barrel sauna, hosting BBQs, having a fire, or simply soaking in the sunset, this yard delivers all day and all night long. With a QUAD attached garage, drive-through rear door, shed for gear, and a driveway that fits 7 vehicles, there's room for every



hobby and every toy. Langdon is a family-friendly hamlet just 20 minutes east of Calgary, where your dollar stretches further and life moves at a slower, more meaningful pace. With top-rated K-12 schools, wide open skies, and endless opportunities for fishing, hiking, and snowmobiling, Langdon is more than a town—it's a lifestyle. Book your private showing today!

Built in 2007

Essential Information

MLS® #	A2236549
Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,262
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Boulder Creek Terrace Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	7
Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	8
Zoning	DC85

Listing Details

Listing Office	Real Broker
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