

\$844,900 - 348 Boulder Creek Crescent Se, Langdon

MLS® #A2246257

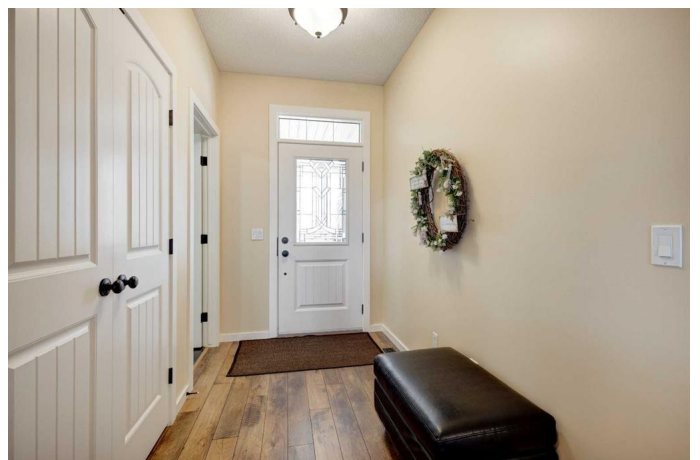
\$844,900

4 Bedroom, 3.00 Bathroom, 1,523 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Back on the market due to financing. Welcome to a stunning executive bungalow that blends timeless design with modern upgrades, all set against the picturesque backdrop of the Boulder Creek Golf Course. Built by Stepper Homes, this beautifully maintained Wellington model offers over 3,000 square feet of luxurious living space, including a fully developed basement and a rare triple front attached garage. From the moment you arrive, the curb appeal will capture your attention—with an expansive covered front porch, flawless landscaping, and a quiet crescent location, this home radiates pride of ownership. Step inside to discover a spacious and inviting layout where every detail has been meticulously cared for by the original owners. At the heart of the home is a gourmet kitchen featuring a wealth of crisp white cabinetry, sleek granite countertops, upgraded black appliances, and a corner pantry—perfectly designed for hosting family gatherings or quiet evenings in. The open-concept main floor also offers a generous dining space and a cozy living room with a gas fireplace, where expansive windows frame breathtaking views of the first fairway—and even the northern lights on clear nights. Two bedrooms are located on this level, including a spacious primary suite at the rear of the home, complete with a spa-inspired ensuite featuring dual sinks, a double-wide shower, and ample vanity storage. A second full bathroom is located near the front



bedroom, making it ideal for guests. The oversized, tiled mudroom off the garage includes a built-in bench, storage cubbies, and the laundry area—making everyday organization a breeze. Luxury vinyl plank flooring & 9' ceilings add elegance throughout the main level. Downstairs, the lower level expands your living space with a massive rumpus room, a dedicated tech or reading nook, two additional large bedrooms, and another full bathroom. Whether you're entertaining, working from home, or simply relaxing, this lower level adapts to your lifestyle with ease. Outside, the backyard is just as impressive as the interior. Backing onto the golf course, it features mature trees and shrubs, two 10x10 storage sheds, a private lower patio with privacy screens, and a large upper deck—ideal for relaxing or entertaining in total serenity. Additional highlights include a new hot water tank (2024), newer dishwasher, cooktop, washer and dryer (2021), and a workshop space in the third bay of the garage—all permitted and inspected. The furnace has been regularly serviced every two years. This is not just a home—it's a lifestyle, and it's completely turnkey. Don't miss your chance to own one of Boulder Creek's most impeccably kept residences.

Built in 2014

Essential Information

MLS® #	A2246257
Price	\$844,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,523
Acres	0.18
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	348 Boulder Creek Crescent 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	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Built-In Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop, Water Purifier
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	4
Zoning	DC85

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.