

# \$895,900 - 312 Boulder Creek Crescent Se, Langdon

MLS® #A2227024

**\$895,900**

3 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

Discover a lifestyle of luxury and space in this custom-designed 5-level split home, beautifully situated in the vibrant and growing community of Langdon—just 20 minutes east of Calgary. Backing directly onto the prestigious Track Golf Course, this property offers sweeping prairie views, a peekaboo glimpse of the mountains, and a peaceful setting that feels like a private retreat. With over 3,000 sq ft of high-quality, professionally finished living space—plus an additional 1,000 sq ft awaiting your personal touch—this home blends timeless design with future potential in one of Langdon's most sought-after locations.

The heart of the home is the chef-inspired kitchen, complete with upgraded granite countertops, a large walk-in pantry, and top-tier appliances including a built-in double oven, built-in microwave, and a 6-burner gas range. The island features a prep sink, while the main sink sits below a large window with tranquil backyard and golf course views. The kitchen opens seamlessly to the expansive living room, where a striking 18-foot custom-tiled fireplace serves as the focal point for gatherings.

A private main-floor office provides a quiet workspace with beautiful natural light. Just a few steps down, the third level offers a versatile entertaining space with a full wet bar and an electric fireplace—perfect for hosting,



movie nights, or a games room setup.

Upstairs, the luxurious primary suite features a spa-inspired ensuite with heated floors, while two additional bedrooms and a kid-friendly bonus room offer great family functionality. The upper-level laundry room includes rough-in plumbing for a sink. Elegant custom railings and thoughtful architectural touches carry throughout the home.

Step outside to the east-facing backyard, complete with a spacious deck overlooking the golf course. All finished levels and the outdoor deck are wired for surround sound, setting the stage for seamless indoor/outdoor living and entertaining.

A massive heated triple-car garage provides ample space for vehicles, toys, and storage. The basementâ€”already outfitted with rough-in plumbing and egress windowsâ€”offers 1,000 additional square feet ready for future development.

This is a rare opportunity to own a truly exceptional home, rich in custom details and designed for both everyday living and grand entertaining, all in a tranquil golf course setting.

Built in 2014

**Essential Information**

MLS® #	A2227024
Price	\$895,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,542
Acres	0.19

Year Built	2014
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### **Community Information**

Address	312 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	Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Concrete Driveway
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bathroom Rough-in, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Convection Oven
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot, Views, On Golf Course, Lawn, No

	Neighbours Behind
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	38
Zoning	DC-85

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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