



105 Boulder Creek Bay SE, Langdon, Alberta - \$939,900



Main Photo

Property Description

Location, location, location! Situated in a quiet, family-friendly cul-de-sac and backing directly onto a green space with walking paths, a tot park, and just steps from a basketball court, this home offers one of the most sought-after spots in the community. Golfers will especially appreciate being within easy walking distance to the Track Golf Course and its popular restaurant—perfect for family outings or a quick round after work.

Welcome to 105 Boulder Creek Bay in Langdon. This beautifully maintained 2-storey home features a rare heated four-car garage—ideal for anyone needing extra space for vehicles, toys, or a workshop. Step inside to find engineered hardwood flooring, 9-foot ceilings, and an abundance of natural light creating a warm and welcoming atmosphere. The kitchen is designed for both everyday living and entertaining, with a large center island, quartz countertops, stainless steel appliances, and a spacious walk-in pantry. Just off



the kitchen, a centrally located deck offers a private and sheltered space to enjoy summer BBQs with friends and family.

The open-concept main level also includes a large dining area and a bright living room featuring a cozy gas fireplace and large windows overlooking the yard. Upstairs, the expansive bonus room provides the perfect hangout for movie nights or homework, while the primary bedroom offers a true retreat with a luxurious five-piece ensuite and walk-in closet. Two additional bedrooms and a four-piece main bath complete the upper floor.

The fully finished basement adds even more value with a large recreation area, sitting space, home gym, the fourth bedroom, and a full bathroom—perfect for guests or teens. The backyard is fully landscaped and fenced, with a rear deck that offers the perfect vantage point for watching the kids play at the park just steps away.

This is more than just a home—it's a lifestyle. Don't miss your chance to live in one of Boulder Creek's best locations. Book your showing today!

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