

# \$939,900 - 105 Boulder Creek Bay Se, Langdon

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MLS® #A2245411

**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,688 sqft

Residential on 0.19 Acres

Boulder Creek Estates, Langdon, Alberta

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!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245411    |
| Price          | \$939,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,688       |
| Acres          | 0.19        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 105 Boulder Creek Bay Se |
| Subdivision | Boulder Creek Estates    |
| City        | Langdon                  |
| County      | Rocky View County        |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0J 1X3 |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                              |
| Parking        | Front Drive, Garage Door Opener, Heated Garage, Concrete Driveway, Garage Faces Front, Insulated, Quad or More Attached, Tandem |
| # of Garages   | 4                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Double Vanity |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                    |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Views, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                               |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 77               |
| Zoning         | DC-85            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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