

**11 Boulder Creek Terrace SE
Langdon, Alberta**

MLS # A2195189



\$829,900

Division:	Boulder Creek Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Quad or More Attached, RV Access/Parking, Tandem		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC85
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Garage Openers, Garage Remote(s), Shed, Sauna, Ceiling Fans, Garage Heater

This spacious family friendly home in a perfect setting is ready for your family to move right in. Located on a quiet cul de sac backing onto green space in beautiful Boulder Creek Estates of Langdon you couldn't ask for a better location. This home has tons of curb appeal with neutral & modern colour siding, stone accents and a welcoming covered front porch. A decorative front door complete with sidelights opens into a spacious front entryway. The open floor plan is the ideal layout for a family that loves spending time together. Ceilings and tons of large windows create a bright & homey feel. A floor to ceiling river rock fireplace in the living area is the focal point for the room giving it a cozy lodge like vibe. In the well laid out kitchen you'll find plenty of room with a centre island with raised breakfast bar, lots of cupboard and counter space as well as a huge walk through pantry with solid shelving. The entire area is flooded with natural light and has hardwood flooring throughout. A great sized flex room is located at the front of the home making the perfect space for a home office, sitting room or even a formal dining room. A spacious laundry room / mud room off the garage and a 2 pc powder room round out this level. Upstairs you'll find even more terrific living space in the sprawling bonus room. There are 3 bedrooms on this level including the primary with 5 pc ensuite including a corner jetted tub, his and hers sinks, a separate walk-in shower and tons of storage as well as a walk-in closet. The other 2 bedrooms are each a good size and they share the main bath. There is still more room in the fully finished basement where you'll enjoy a large recreation area to use as a media space, games room or maybe a home gym depending on your needs. The 4th bedroom in the basement has its own walk in closet and there is still ample

storage space left. Car lovers or handymen will love the impressive heated 4 car garage with one tandem stall meaning there is space for everyone to park inside. There is even an overhead door opening to the backyard which is a beauty. The spacious pie shaped lot backs onto green space and walking path making it feel even larger than it is. Your outdoor oasis comes complete with a gorgeous deck with stone pillars, beautiful landscaping including garden beds, perennial beds, and lots of mature trees. Get ready to indulge in the ultimate relaxation in the unique and invigorating barrel sauna making your backyard desirable year round. There is even room to park your small RV at the side of the garage. This terrific home comes with lots of upgrades including newer kitchen appliances (except dishwasher), newer washer/dryer and a newer hot water tank. Langdon is a great place to call home. You'll find everything you need from fantastic local businesses to terrific schools and plenty of outdoor activities. This home is located close to The Track clubhouse where you can enjoy a round of golf or a meal at the club's popular restaurant.