

**347 Boulder Creek Crescent SE  
Langdon, Alberta****MLS # A2211216****\$929,900**

<b>Division:</b>	Boulder Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,699 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage, RV Access/Parking, W		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Corner Lot, Garden, Landscaped, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC85
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island		

**Inclusions:** Pergola with remote sunscreens, Garage Heater, Garage Remote(s), Garage Cupboards (Mounted), Water Treatment System, Refrigerator (As Is Ice Maker), TV Wall Mounts, Shed, Solar Panels, Bonus Room TV, Shelving Office (Attached), Raised Garden Beds

Location and luxury in this meticulously maintained and thoughtfully designed home located just steps from The Track Golf Course in Langdon's beautiful Boulder Creek Estates. This fully finished, air conditioned 2 story boasts a covered wrap around front porch that takes full advantage of the desirable corner lot. A bright and spacious entryway is next to a private home office perfect for anyone wanting to work or study from home. This kitchen is a dream come true for anyone who loves to cook or entertain. Popular 2 tone soft close cabinetry, granite counters and gleaming stainless steel appliances create a modern yet warm atmosphere. The huge counter-height island and raised breakfast bar offer versatility making the space ideal for casual family meals or as a gathering spot when hosting guests. A comfortable and inviting living area features a stylish gas fireplace. The stand out feature of this Stepper Home Stonestown model is the unique centre courtyard design which offers multiple options for outdoor living. Choose from the secluded and cozy courtyard where you'll be well protected from wind and other elements, or the raised patio in your West facing backyard covered by a Pergola with remote control retractable screen allowing you to control your sun exposure. This design also bathes your entire living space in natural light due to an abundance of windows. The massive laundry/mudroom with built-in locker style storage accessible from the garage or the courtyard and located next to the 2 pc powder room is a brilliant design choice that will help keep your busy family organized and prevent dirt from being tracked into the living area. Upstairs, you'll discover a spacious bonus room designed to be the central gathering place for your family's leisure activities. You'll also find 3 nice sized bedrooms including the primary

complete with a huge walk in closet and spacious 4 pc ensuite with large glass shower plus his and hers sinks. The other 2 bedrooms are each a good size and share the main bath. The fully finished basement has a large open area plus a couple of cozy niches providing space for all of your families favourite activities whether it's gaming, crafting or working out. A potential 4th bedroom with full bath make this a nice private space for your teenager or guests to enjoy. The incredible backyard offers ample room for outdoor entertaining or simply relaxing while enjoying the serene surroundings. Mature trees offer shade and privacy, raised garden beds are ready for planting and a convenient 6-zone irrigation system ensures efficient water to all. A man door from the garage provides easy access to the backyard and the garden shed keeps the backyard tidy and organized. Solar panels reduce your energy bills and permanent Christmas lights mean year round celebrations and the joy of never hanging Christmas lights again. Last but not least the heated oversized garage with workshop keeps both you and your vehicles protected from the elements year round.