

# \$600,000 - 492 Boulder Creek Way Se, Langdon

MLS® #A2247551

**\$600,000**

5 Bedroom, 4.00 Bathroom, 1,989 sqft

Residential on 0.10 Acres

Boulder Creek Estates, Langdon, Alberta

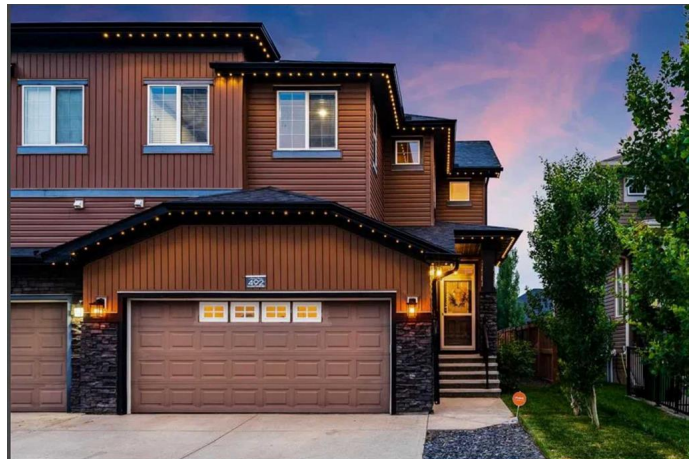
This stunning 2-storey home offers the perfect blend of elegance, comfort, and community living. Situated just steps from the golf course and Boulder Creek Tot Park, it's an ideal setting for families and anyone who enjoys an active, outdoor lifestyle.

With over 2300 sqft of beautifully developed living space, this 5-bedroom, 3.5-bathroom home is designed to impress. The main floor features 9' ceilings, rich hardwood flooring, and an open-concept layout filled with natural light from large south-facing windows. The inviting living room centers around a striking stone fireplace, while the spacious kitchen showcases brand new appliances, dark-stained cabinetry, a breakfast bar, corner pantry with a coffee station set up inside, and plenty of room to cook and entertain.

Upstairs, you'll find three generous bedrooms, including a primary suite with a spa-like 5-piece ensuite and walk-in closet. The bonus room adds versatile space for a playroom, media lounge, or office, and the convenience of upstairs laundry makes daily life easier.

The fully finished basement extends the home with two additional bedrooms, a cozy rec area, built-in shelves, and a stylish 3-piece bathroom.

Outdoors, the fully fenced backyard and patio



are perfect for summer evenings, while the oversized double garage provides ample parking and storage for all your needs.

Living in Boulder Creek Estates means more than just owning a home—it's about enjoying a true golf course community, complete with parks, green space, and a welcoming small-town feel just 15 minutes east of Calgary.

Don't miss this opportunity to make Boulder Creek your new home. Book your showing today and experience the lifestyle that awaits!

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247551               |
| Price          | \$600,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,989                  |
| Acres          | 0.10                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 492 Boulder Creek Way Se |
| Subdivision | Boulder Creek Estates    |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0J 1X3                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s), Bookcases, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                             |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas, Living Room                                                                    |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Dog Run                                                        |
| Lot Description   | Back Yard, Dog Run Fenced In, Garden, Gazebo, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 7                 |
| Zoning         | dc85              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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