

\$769,900 - 61 Boulder Creek Manor Se, Langdon

MLS® #A2268451

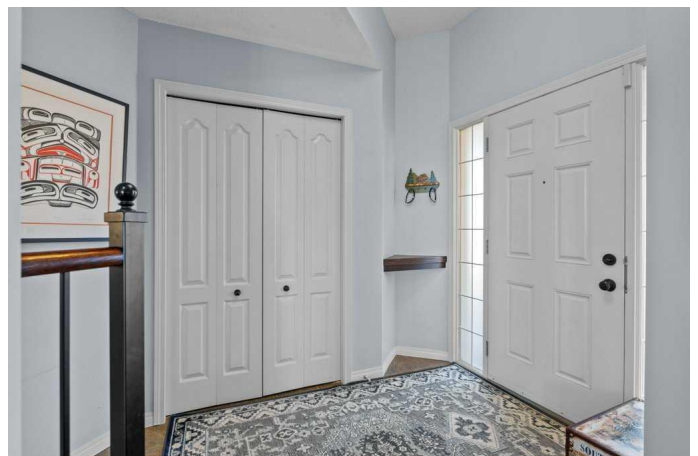
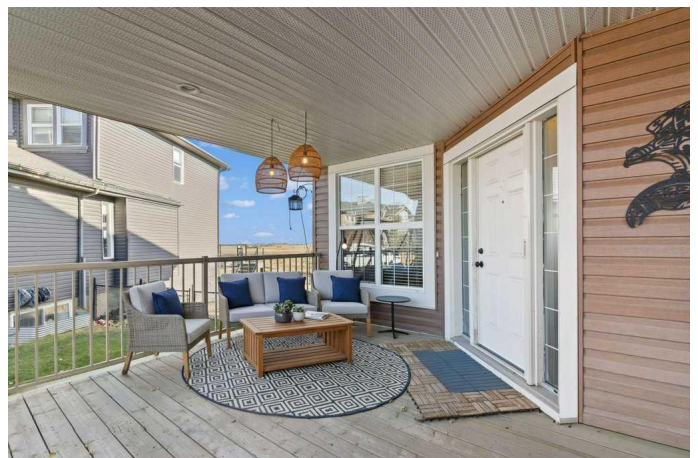
\$769,900

4 Bedroom, 4.00 Bathroom, 2,221 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Live on the golf course in Boulder Creek Estates! Situated on a large pie lot backing directly onto the fairway, this stunning Stepper Homes build truly has it all – combining comfort, style, and an unbeatable location. From the great curb appeal and welcoming front verandah to the warm and inviting interior, this home shines inside and out. The main floor showcases rich hardwood flooring and a beautiful raised stone fireplace, with French doors opening to a versatile den ideal for a home office. The chef-inspired kitchen features an expansive island, stunning wood cabinetry with ample storage, and granite countertops throughout. High-end stainless steel appliances – including a side-by-side fridge/freezer, dual wall ovens, and a countertop stove – make meal prep a dream. A walk-through pantry leads to a large mudroom complete with washer/dryer and ample storage space, conveniently located off the oversized, heated double garage. Upstairs, you’ll find a bright and spacious bonus room, two additional good sized bedrooms, a 4 piece bath, and a luxurious primary retreat complete with dual vanities, an oversized soaker tub, double stand-up ceramic tile shower, and a walk-in closet with custom California Closet organizers. The fully finished walkout basement expands your living space with a large rec room, fourth bedroom, three-piece bath, and a utility room with generous storage. Outside, enjoy a professionally landscaped yard with mature



trees and shrubs, full irrigation, an upper deck perfect for BBQs, and a lower paving stone patio with a cozy firepit area, the ideal spot to unwind and take in the morning sun and sweeping golf course views. This one truly checks every box – don't miss your chance to make it yours!

Built in 2007

Essential Information

MLS® #	A2268451
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,221
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	61 Boulder Creek Manor 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, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Landscaped, On Golf Course, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	17
Zoning	DC-85

Listing Details

Listing Office	RE/MAX Landan Real Estate
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