

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

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

### Interior

Interior Features Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
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, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Views, Backs on to Park/Green Space, Yard Lights  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 5th, 2025  
Days on Market 13  
Zoning DC-85

### Listing Details

Listing Office RE/MAX First

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