



312 Boulder Creek Crescent Langdon Alberta

\$884,900

Step into a world of refined elegance with this custom-designed, 5-level split luxury home located in Langdon, a vibrant and up-and-coming community just 20 minutes east of Calgary. Perfectly positioned to capture sweeping prairie views and a peek-a-boo glimpse of the mountains, this property backs onto the prestigious Track Golf Course, promising a lifestyle of exclusivity and tranquility. Experience serene living with a huge east-facing backyard featuring a well-appointed deck, ideal for outdoor entertainment while overlooking the lush golf course. The deck and all finished levels of the home are wired for surround sound, enhancing the ambiance both indoors and out. The heart of the home is the chef-inspired kitchen, a culinary masterpiece equipped with upgraded granite countertops, a large walk-in pantry, and high-end appliances including a built-in double oven, built-in microwave, and a 6-burner gas range. The kitchen island features a prep sink, while a separate double sink with picturesque window views ensures functionality and elegance. The open floor plan allows the kitchen to flow seamlessly into the expansive living room, highlighted by an 18 ft custom-tiled fireplace that adds warmth and sophistication to the space. Adjacent to this central area is the main floor office, providing a private and quiet space to work from home, complete with views of the pristine surroundings. On the third level, discover a recreational haven with a wet bar and a rec room featuring an electric fireplace. This versatile space is perfect as a media room or for housing a pool table, offering a stylish venue for hosting guests and family. The primary bedroom suite includes a luxurious ensuite bathroom with heated floors for ultimate comfort. Two additional bedrooms and a convenient upper-level laundry room with rough-in plumbing for a sink are smartly positioned near the children's ...

5pc Bathroom 13.00 Ft x 10.33 Ft

Primary Bedroom 13.00 Ft x 15.83 Ft

Other 8.67 Ft x 7.58 Ft

Recreational, Games room 11.75 Ft x 15.50 Ft

2pc Bathroom 3.00 Ft x 9.25 Ft

Foyer 10.17 Ft x 6.92 Ft

Living room 15.08 Ft x 15.33 Ft

Other 6.58 Ft x 9.25 Ft

Office 9.83 Ft x 9.00 Ft

4pc Bathroom 11.25 Ft x 6.17 Ft

Bedroom 14.33 Ft x 13.00 Ft

Bedroom 12.50 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.calgaryrealestatepro.pro/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 9.00 Ft x 15.33 Ft

Kitchen 12.17 Ft x 15.33 Ft

Bonus Room 13.25 Ft x 13.92 Ft

Laundry room 8.83 Ft x 7.83 Ft