



234 Boulder Creek Court Langdon Alberta

\$995,000

Welcome to this custom-built better than new, Stepper home located in the desired community of Boulder Creek Estates, Langdon. This unparalleled very large corner lot with over \$170,000 in professionally landscaped well-manicured yard and beautiful maintenance-free vinyl fencing, beautiful flower beds, underground sprinklers, custom-built shed and private paving stone patio. Once you step inside through the front veranda with brand new composite decking & aluminum hand railing, you're immediately greeted with a stunning well-lit foyer where your eyes are drawn to the double-sided gas fireplace and floor-to-ceiling travertine wall, and 100-year-old log fireplace mantle. The main floor features a large bright office, perfect for a working at home. Natural light from a garden door and large windows flood the kitchen making the space feel bright, airy, and connected to the outdoors. From expansive granite countertops, a substantial island providing ample workspace for food preparation, to well-designed custom maple cabinetry with brand new kitchen hardware, to well placed stylish brand new pendant and recessed lighting which creates a warm and inviting ambiance. The kitchen seamlessly connects to the adjacent dining room with an elegant floor-to-ceiling brand-new full travertine wine wall which becomes the focal point of the main floor, and brand-new light fixtures throughout the main floor. Enjoy family gatherings in a warm and inviting family room listening to your favorite music with a fully integrated sound system with individual room control. The walkthrough pantry and newly renovated laundry/mud room, comes with quartz countertops, gleaming white subway backsplash, and with matching faucet and black onyx sink. As you ascend to the second floor your attention is drawn to a magnificent shaker feature wall with brand-new stairway carpeting throughout, you'll lov...

Primary Bedroom 13.50 Ft x 17.00 Ft

Bedroom 10.00 Ft x 11.50 Ft

Bedroom 10.00 Ft x 11.50 Ft

Bonus Room 11.17 Ft x 15.58 Ft

5pc Bathroom 5.00 Ft x 10.33 Ft

4pc Bathroom 5.00 Ft x 10.33 Ft

Furnace 11.42 Ft x 13.08 Ft

4pc Bathroom 5.00 Ft x 9.58 Ft

Other 5.50 Ft x 12.17 Ft

Den 9.58 Ft x 12.00 Ft

Living room 13.75 Ft x 15.75 Ft

Dining room 13.75 Ft x 15.75 Ft

Listing Presented By:



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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Family room 13.00 Ft x 18.25 Ft

Bedroom 12.75 Ft x 14.75 Ft

Bedroom 12.67 Ft x 12.83 Ft

Bedroom 11.75 Ft x 14.75 Ft

Kitchen 13.33 Ft x 19.25 Ft

Laundry room 9.58 Ft x 13.58 Ft

2pc Bathroom 4.75 Ft x 5.00 Ft