

\$849,900 - 811 Boulder Creek Drive Se, Langdon

MLS® #A2265702

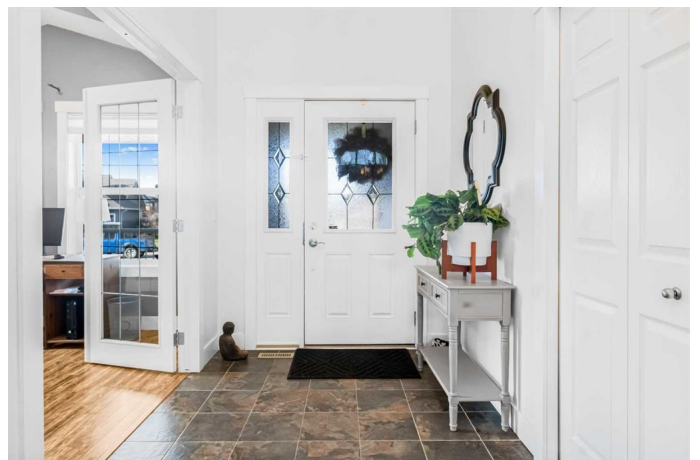
\$849,900

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.20 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to Boulder Creek Estates, where small town charm meets elegant living. This immaculate, fully finished 1,800 sq ft bungalow with a triple car garage offers over 3,000 sq ft of beautifully designed living space and an ideal blend of comfort, functionality, and sophistication. Inside, soaring vaulted ceilings create an open, airy feel throughout the main floor. The spacious formal dining room sets the stage for memorable family gatherings, while the large den offers a perfect space for a home office or quiet retreat. The chef-inspired kitchen features stainless steel appliances, gas stove, new refrigerator, granite countertops, abundant cabinetry, and a large skylight that floods the space with natural light. The cozy living room is anchored by a gas fireplace, creating a warm and inviting atmosphere. The primary suite is a true sanctuary with a stylish barn door leading to a luxurious 5 pc ensuite featuring dual sinks, a soaker tub, and a separate shower. The fully developed lower level is equally impressive, featuring a spacious recreation room with a second gas fireplace, two additional bedrooms, and large windows that bring in plenty of natural light. A huge storage area and two laundry rooms (one on each level) add everyday convenience. The home includes central air conditioning for enhanced comfort. Outside, the fully landscaped backyard with underground sprinklers backs onto a tranquil green space and sits on a desirable reverse pie lot, providing extra



privacy and a beautiful outdoor retreat. The triple garage offers ample parking and storage for vehicles, tools, and toys alike. Located in the heart of Langdon, Boulder Creek Estates is a vibrant golf course community just minutes from Calgary. Enjoy nearby amenities including the Boulder Creek Golf Course, Langdon Fieldhouse, skatepark, playgrounds, schools, and local shops and restaurants. Families will love the strong sense of community, scenic walking paths, and easy access to major routes for commuting. Offering exceptional craftsmanship, thoughtful upgrades, and a prime location, this stunning bungalow delivers the perfect balance of space, style, and suburban tranquility.

Built in 2008

Essential Information

MLS® #	A2265702
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,807
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	811 Boulder Creek Drive Se
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	6
Parking	RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	DC - 85

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.