

\$945,000 - 206 Boulder Creek Place, Langdon

MLS® #A2268067

\$945,000

4 Bedroom, 4.00 Bathroom, 2,836 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Open House Saturday November 15th 2-4pm. Welcome to Boulder Creek Estates™ where exceptional design meets everyday comfort and functionality! This stunning home offers the ultimate combination of space, style, and unbelievable garage amenities. Right across from the golf course with no neighbours in front or behind, this property delivers privacy and beautiful views. The standout oversized quad attached garage with a 12 ft door and rare drive-through access is ideal for RVs, boats, trailers, extra vehicles, and all the toys. Step inside to a bright, spacious entryway followed by a convenient 2-piece bath and a dream chef™'s kitchen featuring an impressive island, modern finishes, and a walk-through butler™'s pantry for incredible storage and prep space. The kitchen flows seamlessly into the cozy family room with a fireplace and the dining area, where large windows overlook the sunny west-facing backyard and deck™ perfect for summer BBQs and evening relaxation. A private main-floor office provides ideal space for work or study. Upstairs you™ll find two primary retreats, each with its own ensuite and walk-in closet™ perfect for multi-generational living or hosting guests. Two additional bedrooms share a full bathroom, and a bright bonus room offers a great spot for movie nights or play space, with the laundry room conveniently located on the same level. A separate entrance leads to the unfinished basement, offering an amazing opportunity to customize



and develop the space to suit your needs and wants. With over 2,800 sq. ft. of finished living space and located steps from Boulder Creek Golf Course and close to parks, schools, and amenities, this home delivers room to grow, room to play, and truly has it all.

Built in 2025

Essential Information

MLS® #	A2268067
Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,836
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	206 Boulder Creek Place
Subdivision	Boulder Creek Estates
City	Langdon
County	Rocky View County
Province	Alberta
Postal Code	T0J 1X3

Amenities

Parking Spaces	8
Parking	Oversized, Drive Through, Quad or More Attached, RV Garage
# of Garages	5

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home,
-------------------	---

	Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office	eXp Realty
----------------	------------

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.