

# \$600,000 - 492 Boulder Creek Way Se, Langdon

MLS® #A2247551

**\$600,000**

5 Bedroom, 4.00 Bathroom, 1,989 sqft  
Residential on 0.10 Acres

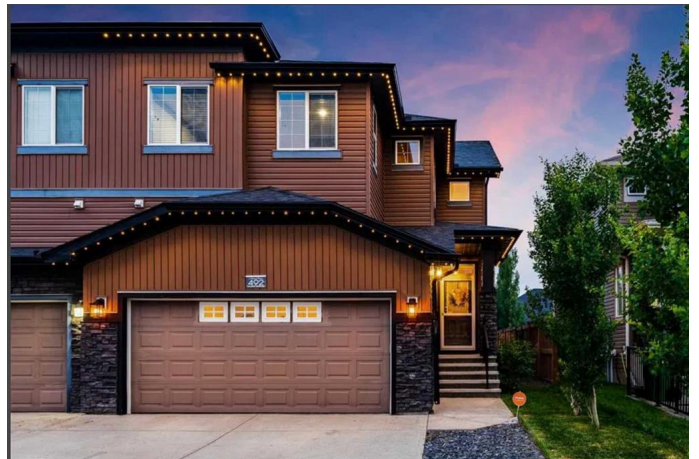
Boulder Creek Estates, Langdon, Alberta

**\*\*Cancelled Open House Saturday, August 23, 2-4 pm\*** This stunning 2-storey home offers the perfect blend of elegance, comfort, and community living. Situated just steps from the golf course and Boulder Creek Tot Park, itâ€™s an ideal setting for families and anyone who enjoys an active, outdoor lifestyle.

With over 2300 sqft of beautifully developed living space, this 5-bedroom, 3.5-bathroom home is designed to impress. The main floor features 9â€™ ceilings, rich hardwood flooring, and an open-concept layout filled with natural light from large south-facing windows. The inviting living room centers around a striking stone fireplace, while the spacious kitchen showcases brand new appliances, dark-stained cabinetry, a breakfast bar, corner pantry with a coffee station set up inside, and plenty of room to cook and entertain.

Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with a spa-like 5-piece ensuite and walk-in closet. The bonus room adds versatile space for a playroom, media lounge, or office, and the convenience of upstairs laundry makes daily life easier.

The fully finished basement extends the home with two additional bedrooms, a cozy rec area, built-in shelves, and a stylish 3-piece bathroom.



Outdoors, the fully fenced backyard and patio are perfect for summer evenings, while the oversized double garage provides ample parking and storage for all your needs.

Living in Boulder Creek Estates means more than just owning a home—it’s about enjoying a true golf course community, complete with parks, green space, and a welcoming small-town feel just 15 minutes east of Calgary.

Don’t miss this opportunity to make Boulder Creek your new home. Book your showing today and experience the lifestyle that awaits!

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247551               |
| Price          | \$600,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,989                  |
| Acres          | 0.10                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 492 Boulder Creek Way Se |
| Subdivision | Boulder Creek Estates    |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |

Postal Code T0J 1X3

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Bookcases, Ceiling Fan(s), No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Dog Run  
Lot Description Back Yard, Dog Run Fenced In, Garden, Gazebo, Landscaped, Lawn  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 19th, 2025  
Days on Market 3  
Zoning dc85

### Listing Details

Listing Office Real Estate Professionals Inc.

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