



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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85 Boulder Creek Manor SE
Langdon, Alberta

MLS # A2250086



\$739,900

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|-------------|---|------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This gorgeous custom-built Stepper home sits on a spectacular 8,200 sq. ft. lot with a triple garage and an unspoiled walkout basement featuring soaring ceilings. Backing directly onto the golf course, the home offers breathtaking views from all three levels—whether you’re relaxing on the main floor balcony, enjoying the great room’s wall of windows, or envisioning your future development in the walkout basement. The spacious kitchen includes granite countertops and a walk-in corner pantry. The main floor features a bright great room with fireplace, a bedroom, 2-piece bath, and a convenient laundry/mudroom. Upstairs you’ll find three generous bedrooms plus a bonus room. The luxurious primary suite includes a walk-in closet, dual sinks, an oversized shower, and a relaxing tub. Enjoy sunsets on the massive south-facing covered porch. With plenty of driveway space for your RV or boat, this property combines elegance, functionality, and unmatched views.