

**Behroyan & Associates Real Estate
Services Ltd.**

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

1495 Clyde Avenue
West Vancouver, BC
V7T 1E9

1271 Langdale Drive, North Vancouver , BC, V7R 1Z8, Canada

MLS®# R2389766



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Property Value	\$2,189,000
Type	House
Basement	Fully Finished
Parking	2 Car Garage; 4 Total
Year Built	1954
Taxes	7391.50(2018)
Living Area	2,738 sq.ft.
Lot Frontage	72 ft
Lot Depth	105 ft
Lot Size Area	7,560 sq.ft.
Bedrooms	3
Bathrooms	4 full
School District	North Vancouver

Description

Welcome to the sought after neighbourhood of Canyon Heights, North Vancouver! Enjoy a professionally landscaped private garden entrance; leading into a tastefully updated 3 bedroom plus 4 bathroom family home that was completely renovated down to the studs. Beautiful updates include: new detached garage with swing out carriage doors, a saltwater swimming pool with stone patio surround, new windows and custom-doors throughout, wide plank wood flooring, granite and marble countertops, built-in vanities and shelves, massive skylights, stainless steel appliances, and new LG washer and dryer. This beautifully finished home sits on a charming, quiet cul-de-sac, 15 minutes from downtown, 5 minutes to Edgemont Village, and an easy 5-minute walk to Handsworth High School and Cleveland Elementary. Swim in the morning and then walk to the lush rainforest and hiking trails in the afternoon. This is healthy living! Room dimensions and square footage taken from drawings. 2nd bedroom walk-in closet now ensuite.



