

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area (sq.ft.):	5,888.00	Full Baths:	3	Zoning:	RSV3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,025.38
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	903-024-623

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY - 604-859-3141
Complex / Subdiv:	ELYSIAN VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 114 CLSR 106343 SKOWKALE IR #10
Amenities:	In Suite Laundry,Sauna/Steam Room,Storage
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 17'5	Main	Laundry	11'4 x 10'4	Below	Storage	25'1 x 17'4
Main	Dining Room	12'6 x 11'11	Main	Foyer	6'7 x 6'3	Below	Storage	8'3 x 5'5
Main	Kitchen	16'4 x 10'7	Below	Eating Area	25'3 x 12'5			
Main	Pantry	8'7 x 6'7	Below	Games Room	17'10 x 17'10			
Main	Primary Bedroom	15'5 x 12'11	Below	Bedroom	11'9 x 11'5			
Main	Walk-In Closet	8'8 x 5'1	Below	Walk-In Closet	8'0 x 5'0			
Main	Bedroom	11'5 x 11'1	Below	Den	13'6 x 11'10			

Finished Floor (Main):	1,790 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,735 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	3,525 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,525 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This upgraded 3,525 sq.ft. rancher w/basement features 3 bdrms, nestled in a private, western location on a 5,888 sqft fenced lot. Main floor boasts high-end flooring, trayed great rm ceilings w/crown mouldings, chef's kitchen w/quartz counters,smudge-proof SS appliances,gas range,custom backsplash,& WI pantry. The primary bdrm includes a spa-inspired 5 pce ensuite w/soaker tub. The fully finished basement offers a spacious rec rm, wet bar, added sound insulation, guest bdrm, full bthrm, gym area, & generous storage. Enjoy outdoor living with the covered deck & power shades on the back patio. This fully-loaded home features A/C, built-in speakers, & triple garage with EV setup. Additional perks incl sauna,leaf guard gutters,inground sprinklers & permanent exterior lighting.