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20854 95a Avenue, Langley

\$1,224,800.00

THE GOOD LIFE JUST KEEPS GETTING BETTER

Family Living At It's Finest In Walnut Grove

Delightful updated, traditional plan, 2,036 square foot, 2 storey family home on private picturesque lot backing onto green space is located on a quiet cul-de-sac in desirable area of Walnut Grove. This super home designed for family and entertaining boasts tasteful décor, attractive laminate floors, updated windows, furnace and hot water tank. Entertainment sized living room with cozy gas fireplace, dining room with recessed hutch alcove and French door to large rear deck. Attractive kitchen with scads of oak cabinets, island with breakfast bar, laminate floors and bayed out eating area. Family room with cozy gas fireplace adjoins the kitchen and has French door to rear patio with hot tub. Four bedrooms up including spacious master with four piece ensuite. Picturesque, private lot backs onto green space. A must see for the discerning Buyer looking for something special in Walnut Grove.

For Further Details Or Private Viewing Call:



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

(604) 290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the Buyer.

Main Level: 1087 Square Feet

Entrance Hall - 7'6 x 4'11 – Attractive entrance hall with laminate floors allows you to greet guests out of the weather.



Living Room - 16'3 x 12'9 – Entertainment sized living room with bay window, laminate floor and cozy gas fireplace



Dining Room - 12'1 x 11'10 - Dining room with laminate floors, recessed hutch alcove and French door to rear deck is spacious enough to accommodate any size dinner gathering.



Kitchen – 10'2 x 8'8- Attractive island kitchen with scads of oak cabinets, laminate floors and bayed out 12'10 x 7'3 Eating Area.



Family Room - 15' x 11.6' - Family room with cozy gas fireplace adjoins the kitchen and has patio door to rear patio with hot tub.



Laundry - 8' x 5'



2 Piece Powder Room



Upper Level: 949 Square Feet

Master Bedroom - 14'5 x 13' - Spacious master pampers you with bay window, walk-in closet and **4 piece ensuite.**



4 Piece Main Bathroom



Bedroom – 10.5' x 10'



Bedroom - 12' x 9'9



Bedroom - 10'11 x 10'7



Features Of This Home...

- **Delightful Updated, Traditional Plan, Two Storey Family Home On Private Lot Backing Onto Green Space Is Located On A Quiet Cul-de-sac In Desirable Area Of Walnut Grove.**
- **Boasting Tasteful Décor And Attractive Laminate Floors This Super Home Is Designed For Family And Entertaining.**
- **Entertaining Is Easy In The Spacious Living Room With Cozy Gas Fireplace And Adjoining Dining Room With Recessed Hutch Alcove And French Door To Large Rear Deck.**
- **Attractive Island Kitchen With Scads Of Oak Cabinets, Laminate Floors And Bayed Out Eating Area.**
- **Family Room With Cozy Gas Fireplace Adjoins The Kitchen And Has Patio Door To Rear Patio With Hot Tub**
- **Four Bedrooms Up Including Spacious Master Bedroom With Walk-In Closet & Four Piece Ensuite.**
- **Picturesque, Private Lot Backs Onto Green Space & Boasts Spacious Patio With Hot Tub & Entertainment Sized Deck.**





- **Double Garage.**
- **A Must See For The Discerning Buyer Looking For Something Special In Walnut Grove.**

Lot: 49.87' x 127.459' – 6372 Sq. Ft.

🏡 Attractive Rear Yard With Green Space Behind Property.





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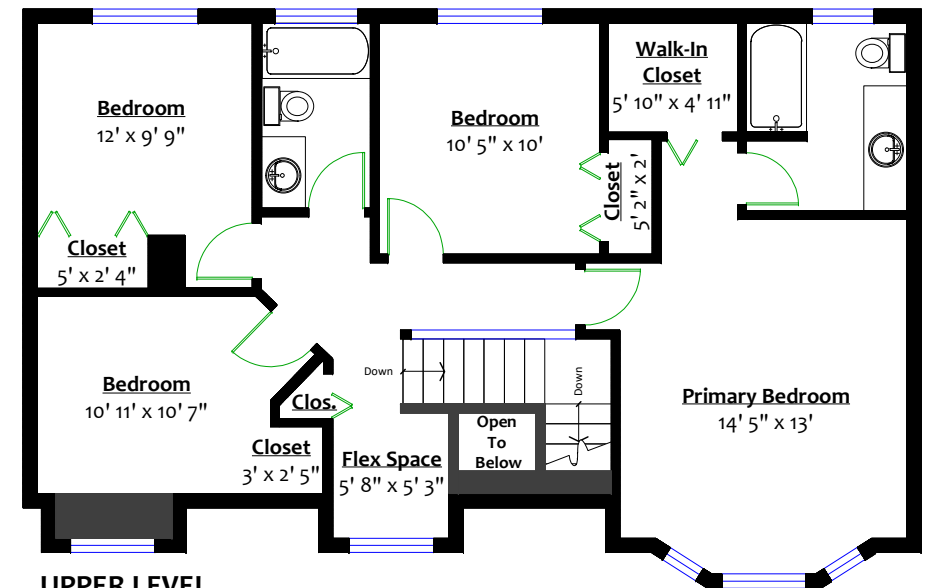
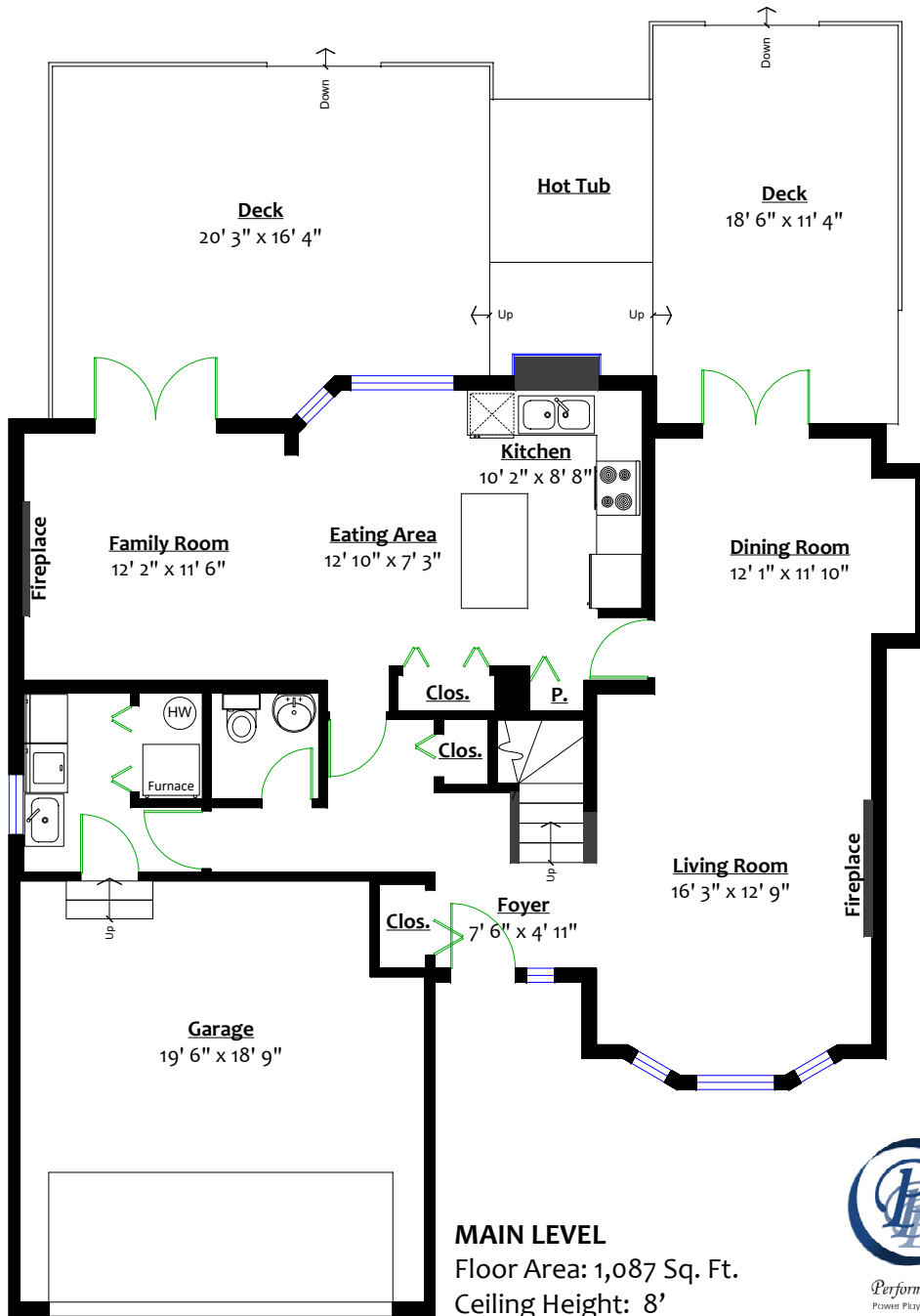
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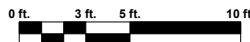
Totals**

Main Level:	1,087 sq. ft.	Garage:	384 sq. ft.
Upper Level	949 sq. ft.	Deck:	621 sq. ft.
Total:	2,036 sq. ft.	Total:	1,005 sq. ft.



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** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000