



MLB6566359

# 1476 Atlas Drive Langford British Columbia

\$889,900

Discover Artisan Row! This modern family duplex home features 4 bedrooms, 3 1/2 baths, media room and den intentionally designed over 3 levels. The main floor walks out to the backyard patio with the bbq conveniently located outside the dining room. The spacious living room and kitchen are designed for entertaining, with classic white shaker cabinets, a large island, quartz countertops throughout and stainless-steel appliances, including a gas range. The high efficiency ductless heat pump and natural gas fireplace will keep you comfortable year-round. The lower level features a media room, den and full bathroom and includes a convenient separate entrance. Upstairs are 3 bedrooms, laundry room with side-by-side units, a main bath with a tub/shower and a master ensuite with a tiled shower, glass doors, tiled floor and quartz vanity. Both the front and backyards are fully landscaped and irrigated. A brand new playground, currently under construction is just down the road and all levels of schooling are within walking distance. The master planned community of Westhills is located with Langford Lake and the City of Langford to the South, and Mt. Wells Regional Park and Goldstream Park to the North. Jordie Lunn Bike Park, Gravity Zone and Nature Trails, YM/YWCA, Boulder House, Starlight Stadium and Westhills Arena are all within walking distance or a quick drive from your door. The growing City of Langford offers many urban amenities including grocery stores, big box stores, restaurants, cafes and retail boutiques. Hwy #1 is easily accessed, so you are on the road in minutes. Contact us today to schedule your tour. Show suites are open daily from 12 - 4pm. (id:6769)

Listing Presented By:



Originally Listed by:  
Breakwater Realty Inc



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

Bedroom 10'10 x 10'8

Media 10'8 x 11'0

Bedroom 10'2 x 11'2

Patio 10'6 x 8'0

Bathroom 3-Piece

Bedroom 9'2 x 11'8

Ensuite 3-Piece

Dining room 11'10 x 11'2

Primary Bedroom 14'0 x 12'8

Kitchen 13'10 x 11'4

Laundry room 4'10 x 6'4

Bathroom 2-Piece

Den 10'0 x 10'0

Living room 14'0 x 10'8

Bathroom 3-Piece

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.