



# 3615 Urban Rise Langford British Columbia

\$1,299,000

Quiet cul-de-sac location near Olympic View. This popular growing community is close to so many new amenities the Westshore has to offer. Walking distance to a new elementary school (2025), golf course/trails, beach and Red Barn to name a few. This quality built home is a great size for a growing family, 3072 sqft. 3 bedrooms upstairs w/ laundry, including a sizable primary bedroom with ensuite w/ heated tile floors and walk in closet. Main floor has 9' ceilings, a beautiful kitchen with granite countertops, a large island, ample cabinetry and a pantry. Cozy living room with gas FP, dining room, powder bathroom & patio with forest view. Lower level includes a den/ 4th bedroom and a huge rec room. Additional soundproofing installed to insulate the suite. Higher end 1 bedroom (suite currently vacant) includes in-suite laundry. 2 car garage with storage area. Natural gas heat & hot water on demand Private Easy access to a private fenced backyard area. Minutes to Royal Bay or Westshore mall, this location has so much to offer! (id:6769)

- Ensuite 4-Piece
- Primary Bedroom 15'7 x 13'9
- Bathroom 4-Piece
- Bedroom 12'3 x 9'9
- Laundry room 6'9 x 6'5
- Bedroom 11'11 x 10'4
- Other 7'4 x 6'0
- Patio 29'2 x 7'1
- Patio 23'6 x 9'0
- Bedroom 9'6 x 8'0

- Living room 19'5 x 19'0
- Dining room 12'9 x 9'10
- Pantry 6'7 x 5'1
- Kitchen 12'11 x 10'10
- Living room 15'6 x 15'0
- Bathroom 2-Piece
- Entrance 8'7 x 4'9
- Patio 11'1 x 4'6
- Patio 9'4 x 7'2

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun



Royal

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