



## 1065 Braeburn Ave Langford BC

\$849,900

Come discover why they named it Happy Valley! Just south of Luxton, this charming neighbourhood gives you all the convenience of Westshore Town Centre with none of the hustle-and-bustle. Big box stores are just a five-minute drive away, but it's only a two-minute walk to Katie's Pond trail and others! Many more outdoor options are within easy reach as well, for adventurous hikes or beach days. Lounging at home sounds good, too, with more than 1700 sq/ft of living space spread across three separate levels. The house's main floor features nine-foot ceilings and access to a west-facing, fenced backyard (with hot tub!) perfect for bbq gatherings and peaceful sundowns. The upper floor has three bedrooms, one with walk-in closet and five-piece, ensuite bath. Your 300+ sq/ft loft has separate areas for flexible use: studio, office, mini-gym, extra-private bedroom... take your pick! If you enjoy forest walks but also have important errands to run, you'll feel right at home in Happy Valley.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

[kris@goodtobehome.ca](mailto:kris@goodtobehome.ca)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:  
[corony@shaw.ca](mailto:corony@shaw.ca)