



## 3333 Piper Rd Langford BC

\$969,000

**NEW PRICE!** At the base of the Sooke Hills and just off the Galloping Goose Trail, this immaculately maintained 3-bed, 3-bath home straddles Luxton and Happy Valley. Piper Road offers a family-friendly environment with the highly sought after Happy Valley Elementary just a 2-minute walk away. Errands at Westshore Town Centre are just a 5-minute drive away, while quick trips take you to nearby parks, lakes, and Witty's Lagoon. The main level has a clean design complemented by beams and arches. Here you have an open kitchen, living and dining rooms, family area, powder room, and welcoming foyer. Upstairs, you'll find 3 bedrooms (ensuite and walk-in off the primary) and a bonus room for flexible use. The exterior has attractive, low-maintenance landscaping plus a sun soaked backyard with sizeable deck and pergola. With nearly 2000 sqft of finished living space, this home will make a good fit for professionals, families, or retirees looking for quietude and convenience in the Westshore.

Listing Presented By:



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