



## 3446 Happy Valley Rd Langford BC

\$935,000

Nestled in this family-friendly community of South Langford, this spacious 3-bedroom 2 bath home offers a perfect blend of comfort and convenience. Just a short walk from Happy Valley Elementary and minutes from the Galloping Goose Trail, it provides easy access to nature and scenic bike paths. The open concept main floor features a bright spacious living area with abundant natural light, a modern kitchen with stainless steel appliances and a large island for entertaining. The primary bedroom includes an en-suite bath and walk-in closet, while the two additional bedrooms offers flexibility for family or office use. Located on a quite cul-de-sac, this home offers a 1-bedroom suite with ground-floor access, perfect as a mortgage helper or guest accommodation. Outside, you will find low-maintenance landscaping and ample parking for up to 5 cars. Combining comfort and practicality, this home is ideal for today's busy lifestyle.

Listing Presented By:



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