



## 2007 Troon Court Langford British Columbia

\$1,099,000

- Family room
- Den
- Patio
- Bathroom
- Patio
- Bedroom
- Bedroom
- Recreation room
- Porch
- Laundry room
- Ensuite
- Bathroom
- Primary Bedroom
- Kitchen
- Dining room
- Living room
- Entrance



Enjoy flexibility with this spacious residence located in an exclusive enclave of superior homes by the 18th fairway. The main level contains the primary suite with a lavishly renovated 5-piece ensuite, an additional full bath, great room and laundry. The great room, kitchen and dining area as well as the primary suite all offer direct access to the expansive 800sqft wrap-around deck with gas fireplace, privacy blinds and pre-wiring for a hot tub. Upstairs, there's a large multi-purpose room with 4th bed potential, plus a spacious loft area with an adjoining deck. Utilize the entire home, add a suite, or use the existing lock-off to Airbnb the lower level when not required. The basement includes 2 beds, 1 full bath, a living/media room, separate entrance, a fully fenced backyard, and parking for 2 vehicles or an RV, plus a double garage. With over 3300sqft of living space, every detail has been carefully considered. Keep comfortable with the recent HVAC system and hot water on demand (2020), and a Hugo battery system (2024) that ensures hot water flows during power outages. Walk to all outdoor activities and amenities Bear Mountain has to offer. (id:6769)

### Dan Singla

on behalf of:  
Engel & Volkers Vancouver Island



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