



1265 Kingfisher Drive Langford British Columbia

\$995,000

Discover the ideal family residence situated in a sought-after, tranquil neighborhood adjacent to Langford Lake. This 4 Bed 3 Bath home welcomes you with a charming porch swing at the entrance, nestled at the quiet end of a cul-de-sac. Experience the warmth of a meticulously cared-for property, unveiling a bright, open-concept main level that hosts dining, living spaces, and a gourmet kitchen equipped with an island and gas stove. Upstairs, find four bedrooms, including a primary suite featuring a 5-piece bathroom and a walk-in closet. The kitchen and dining area offer direct access to a sunny, Southwest facing backyard and patio, enclosed for privacy-ideal for outdoor dining or watching over the children, complete with a gas hookup for your grill. The home boasts high-quality finishes, including granite countertops, instant hot water, a welcoming gas fireplace in the living room, hardwood flooring, and a central vacuum system. The sizable mud/laundry room comes with a utility sink for added convenience. Outside, a large driveway and a double car garage provide ample parking. Located within walking distance to Langford Lake, the YM/YWCA, and the amenities of Westhills, this home offers both comfort and convenience for family living. (id:6769)

Ensuite 5-Piece	Kitchen 13' x 12'
Bedroom 12 ft X 19 ft	Storage 7' x 6'
Bedroom 10 ft X 11 ft	Porch 12' x 10'
Bedroom Measurements not available x 12 ft	Dining room 13' x 11'
Bathroom 4-Piece	Living room 16' x 15'
Primary Bedroom 13 ft X 15 ft	Patio 18' x 9'
Laundry room 12' x 7'	Entrance 11' x 6'

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