

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	7
<b>Lot Area (sq.ft.):</b>	5,888.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RSV3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,025.38
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	903-024-623

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	HOMELIFE ADVANTAGE REALTY - 604-859-3141
<b>Complex / Subdiv:</b>	ELYSIAN VILLAGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 114 CLSR 106343 SKOWKALE IR #10
<b>Amenities:</b>	In Suite Laundry,Sauna/Steam Room,Storage
<b>Site Influences:</b>	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 17'5	Main	Laundry	11'4 x 10'4	Below	Storage	25'1 x 17'4
Main	Dining Room	12'6 x 11'11	Main	Foyer	6'7 x 6'3	Below	Storage	8'3 x 5'5
Main	Kitchen	16'4 x 10'7	Below	Eating Area	25'3 x 12'5			
Main	Pantry	8'7 x 6'7	Below	Games Room	17'10 x 17'10			
Main	Primary Bedroom	15'5 x 12'11	Below	Bedroom	11'9 x 11'5			
Main	Walk-In Closet	8'8 x 5'1	Below	Walk-In Closet	8'0 x 5'0			
Main	Bedroom	11'5 x 11'1	Below	Den	13'6 x 11'10			

<b>Finished Floor (Main):</b>	1,790 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,735 sqft	<b># Of Levels:</b>	2	Main	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Below	4	No
<b>Finished Floor (Total):</b>	3,525 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	3,525 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This upgraded 3,525 sq.ft. rancher w/basement features 3 bdrms, nestled in a private, western location on a 5,888 sqft fenced lot. Main floor boasts high-end flooring, trayed great rm ceilings w/crown mouldings, chef's kitchen w/quartz counters,smudge-proof SS appliances,gas range,custom backsplash,& WI pantry. The primary bdrm includes a spa-inspired 5 pce ensuite w/soaker tub. The fully finished basement offers a spacious rec rm, wet bar, added sound insulation, guest bdrm, full bthrm, gym area, & generous storage. Enjoy outdoor living with the covered deck & power shades on the back patio. This fully-loaded home features A/C, built-in speakers, & triple garage with EV setup. Additional perks incl sauna,leaf guard gutters,inground sprinklers & permanent exterior lighting.