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RE/MAX CREST REALTY  
101-2609 Westview Drive  
North Vancouver, BC

1079 Clements Ave, North Vancouver, BC, V7R-2L3, Canada



Property Value	\$1,599,000
Type	House
Basement	Fully Finished
Parking	Attached Double Garage
Year Built	1994
Living Area	2,759 sq.ft.
Lot Size Area	3,960 sq.ft.
Bedrooms	4
Bathrooms	3 full & 1 half
School District	Handsworth

#### Description

**QUIET FAMILY STREET** – Modern renovations and updates shine in this 3 level, 2,759 sq ft, 4 bedroom (3 on top level), 3.5 bathroom family home built in 1994 with a brilliant flat, fenced and South facing grass backyard in Canyon Heights & the Handsworth school catchment. Open concept kitchen boasting stainless steel appliances opens wide to the family room and sun drenched patio. Sunken living room looks up to the dining room. Newer dream master ensuite including a soaker tub and separate stand up shower. Lower level features a massive rec room, 4<sup>th</sup> bedroom, full bathroom and own entry. (Easy suite conversion). Other highlights showcased include an attached double garage, sunken lights, beautiful hardwood, crown moulding, baseboards, neutral paints, 2 gas fireplaces, 3 outdoor patios, double pane windows, built in vacuum, plenty of green gardening area in the front and back...and a lovely view of the North Shore Mountains.....the list goes on! The brilliant design of vaulted ceilings, 5 skylights and many windows throughout have created a home with so much radiant natural light. Edgemont Village, The Cleveland dam, The Capilano Suspension Bridge and Grouse Mountain are all a short drive away!

