

ROSSETTI



3476 WELLINGTON CRESCENT

EDGEMONT, NORTH VANCOUVER



EDGEMONT CRAFTSMAN STEPS TO THE VILLAGE

6 Beds | 5 Baths | 5,004 Sq/Ft

■ Custom built and thoughtfully designed, this three-level Craftsman home offers 6 bedrooms, 5 bathrooms, and 5,000 sq. ft. of well-appointed living space, including a versatile lower level with suite potential.

Ideally located just steps to Edgemont Village, this beautifully maintained 15-year-old residence combines timeless style with family-friendly functionality. The main floor features an exceptional great room layout, centered around a spacious skylit kitchen with granite countertops, a large island, and an adjacent eating area with built-in banquet seating (providing additional storage). Large picture windows provide a peaceful outlook over the level, west-facing backyard—ideal for watching the kids play.

The adjoining family room, complete with a gas fireplace with stacked stone surround, custom built-ins, and a skylight, opens seamlessly to a large covered deck—perfect for year-round enjoyment—featuring a built-in natural gas fire bowl and ample space for outdoor entertaining. Two additional multipurpose rooms on the main floor provide excellent flexibility for a home office, den, or guest bedroom, along with a laundry room, powder room, and direct access to the double garage.

Upstairs offers a highly sought-after four-bedroom layout, highlighted by a generous primary suite with walk-in closet and a well-appointed 4-piece ensuite. One secondary bedroom includes its own 3-piece ensuite, while the remaining bedrooms are served by a spacious shared bathroom.

The lower level is designed with versatility in mind, featuring a recreation/games room, two additional bedrooms, and a separate entry to a potential self-contained area complete with kitchenette and full bathroom—ideal for guests, extended family, a nanny suite, or rental income.

Additional highlights include engineered hardwood flooring throughout the main level, California shutters, built-in speakers, and a natural gas generator.

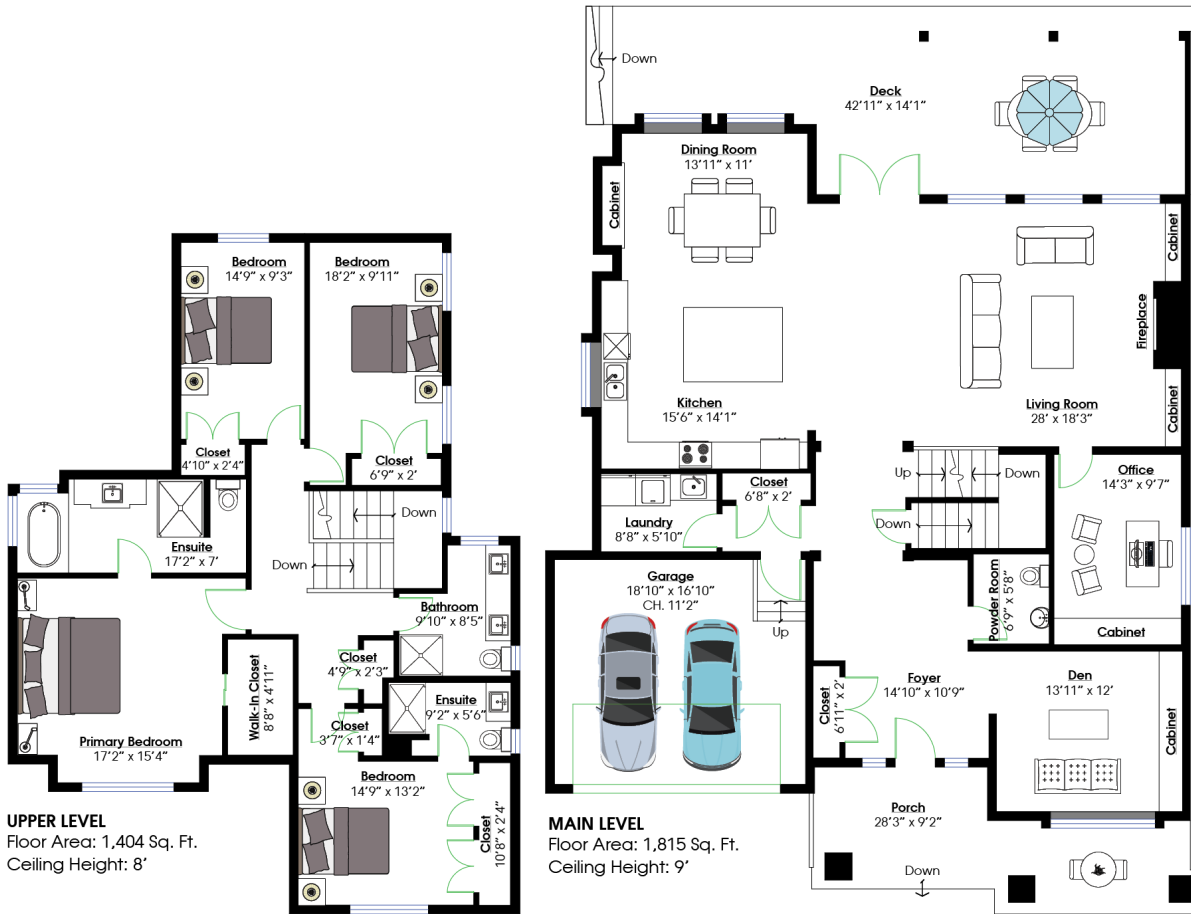
Set on a quiet, low-traffic, family-friendly street, this home is just steps to the shops and restaurants of Edgemont Village, within the highly regarded Highland Elementary and Handsworth Secondary School catchments, and close to scenic trails and outdoor recreation.

A perfect blend of location, design, and flexibility—this is Edgemont living at its best.





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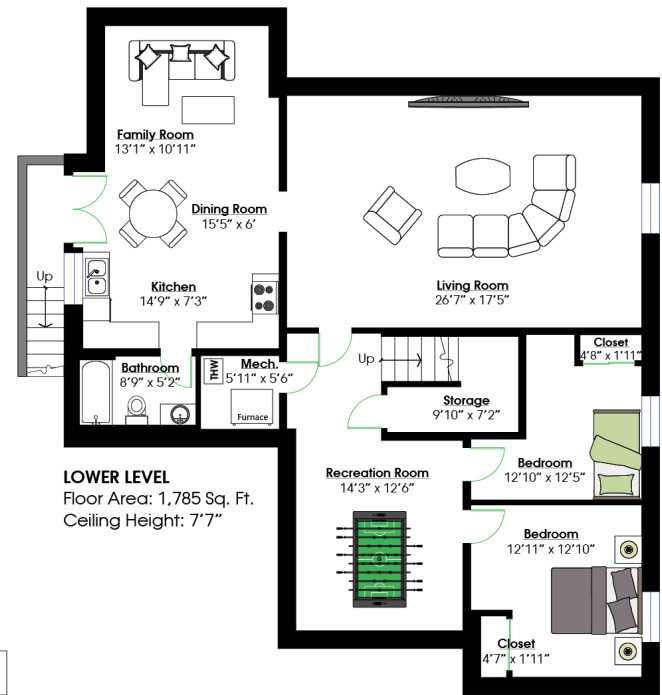
UPPER LEVEL
Floor Area: 1,404 Sq. Ft.
Ceiling Height: 8'

MAIN LEVEL
Floor Area: 1,815 Sq. Ft.
Ceiling Height: 9'

SQ/FT TOTALS **

Main Level:	1,815 sq/ft	Garage:	345 sq/ft
Upper Level:	1,404 sq/ft	Deck:	530 sq/ft
Lower Level:	1,785 sq/ft	Porch:	228 sq/ft

TOTAL: 5,004 sq/ft



LOWER LEVEL
Floor Area: 1,785 Sq. Ft.
Ceiling Height: 7'7"

Layout by BC Floorplans. ** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. EGO Insured for \$1,000,000. May include unfinished areas. Information should not be relied upon without independent verification.

