

A two-story house with a brick chimney and a covered porch, surrounded by trees and a driveway. The house has a mix of brick and horizontal siding. The porch is covered with a dark roof supported by white columns. There are several windows, including a large one on the upper floor. The house is set on a paved driveway with a storm drain in the foreground. The background features tall evergreen trees and some autumn-colored foliage.

**ROSSETTI**

**4379 CAPILANO ROAD**

CANYON HEIGHTS, NORTH VANCOUVER





# CANYON HEIGHTS TWO FAMILY HOME

**5 Beds | 3 Baths | 2,656 Sq/Ft**

■ Welcome to this well-situated potential 2-family residence offering 5 bedrooms, 3 bathrooms, and over 2,600 sq/ft of versatile living space, including a walk-out lower level perfect for extended family or as a mortgage helper.

The main floor has over 1,300 sq/ft and a comfortable, functional layout. The living room features large picture windows and opens to the dining room, which has French doors leading to a deck—ideal for outdoor meals and gatherings. The updated kitchen has plenty of cupboard space and also opens to the deck. This level includes 3 bedrooms and 2 bathrooms, including a primary bedroom with a 2-piece ensuite.

The finished lower level offers a flexible layout that can be used as a separate suite with a portion for main floor use. Included is a living room, dining area, partially open kitchen, and 2 bedrooms. Set on an 8,000 sq/ft lot, the home has a large privacy hedge in front and a sundrenched west-facing fenced backyard with a level lawn—perfect for kids and pets.

Conveniently located walking distance to Cleveland Elementary and Handsworth Secondary; on transit; with skiing and hiking moments from your door; a quick trip to Edgemont Village; and with easy access across the North Shore and to downtown.





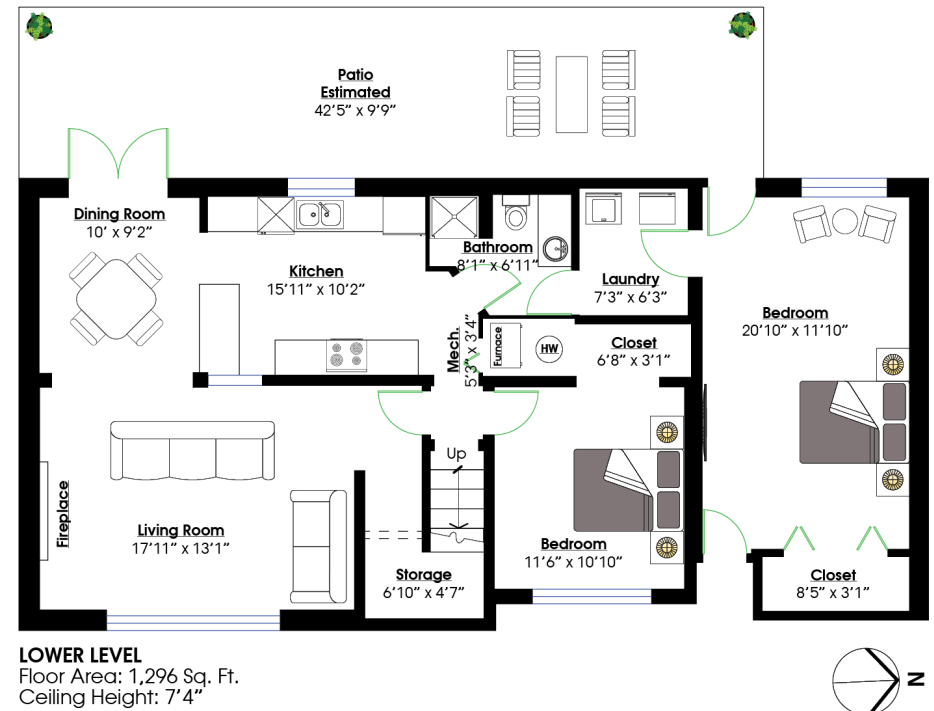
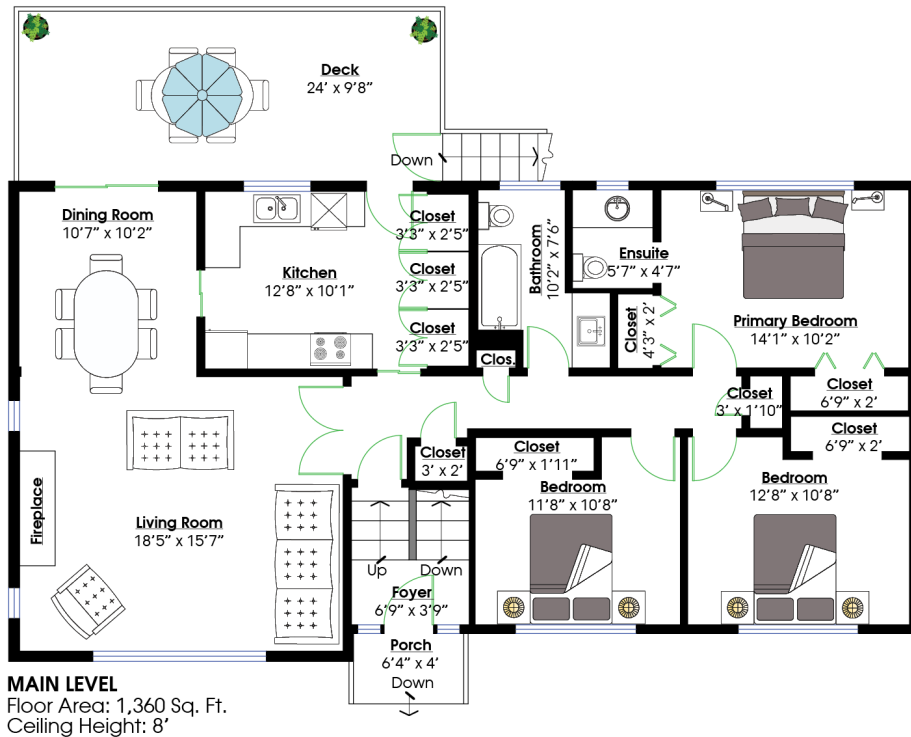




# ROSSETTI

## SQ/FT TOTALS \*\*

Main Level:	1,360 sq/ft	Deck:	232 sq/ft
Lower Level:	1,296 sq/ft	Porch:	25 sq/ft
		Patio:	413 sq/ft
<b>TOTAL:</b>	<b>2,656 sq/ft</b>		



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. E60 Insured for \$1,000,000. Information should not be relied upon without independent verification.

