ROSSETTI

516 2665 MOUNTAIN HIGHWAY

LYNN VALLEY, NORTH VANCOUVER

TOP FLOOR 2 BDRM IN THE HEART OF LYNN VALLEY

2 Beds | 2 Baths | 838 Sq/Ft

■ Welcome to this spacious and bright 2-bedroom, 2-bathroom home at Canyon Springs, ideally situated in the vibrant heart of Lynn Valley. This top-floor residence offers 838 sq/ft of thoughtfully designed living space on the quiet, west-facing side of the building.

The open-concept layout features soaring 9' ceilings, a generous living and dining area, and access to a large covered balcony—perfect for year-round BBQs or unwinding with your favourite treat while enjoying the evening sun. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and abundant cabinet and counter space, including a peninsula with bar seating for casual meals or entertaining.

The primary suite includes a walk-in closet and a 4-piece ensuite with side-by-side sinks and a walk-in glass shower. A second bedroom, 4-piece bathroom with tub, and in-suite laundry complete this well-appointed home.

Built by Polygon, Canyon Springs offers residents access to an exercise centre, daytime caretaker, secure underground parking, storage locker, and a pet-friendly community.

All of this in an unbeatable Lynn Valley location—just steps to Lynn Valley Centre's shops, cafes, and transit, and within walking distance to Eastview Elementary and Argyle Secondary. Quick access to Highway 1 puts the entire North Shore—and downtown Vancouver—within easy reach.
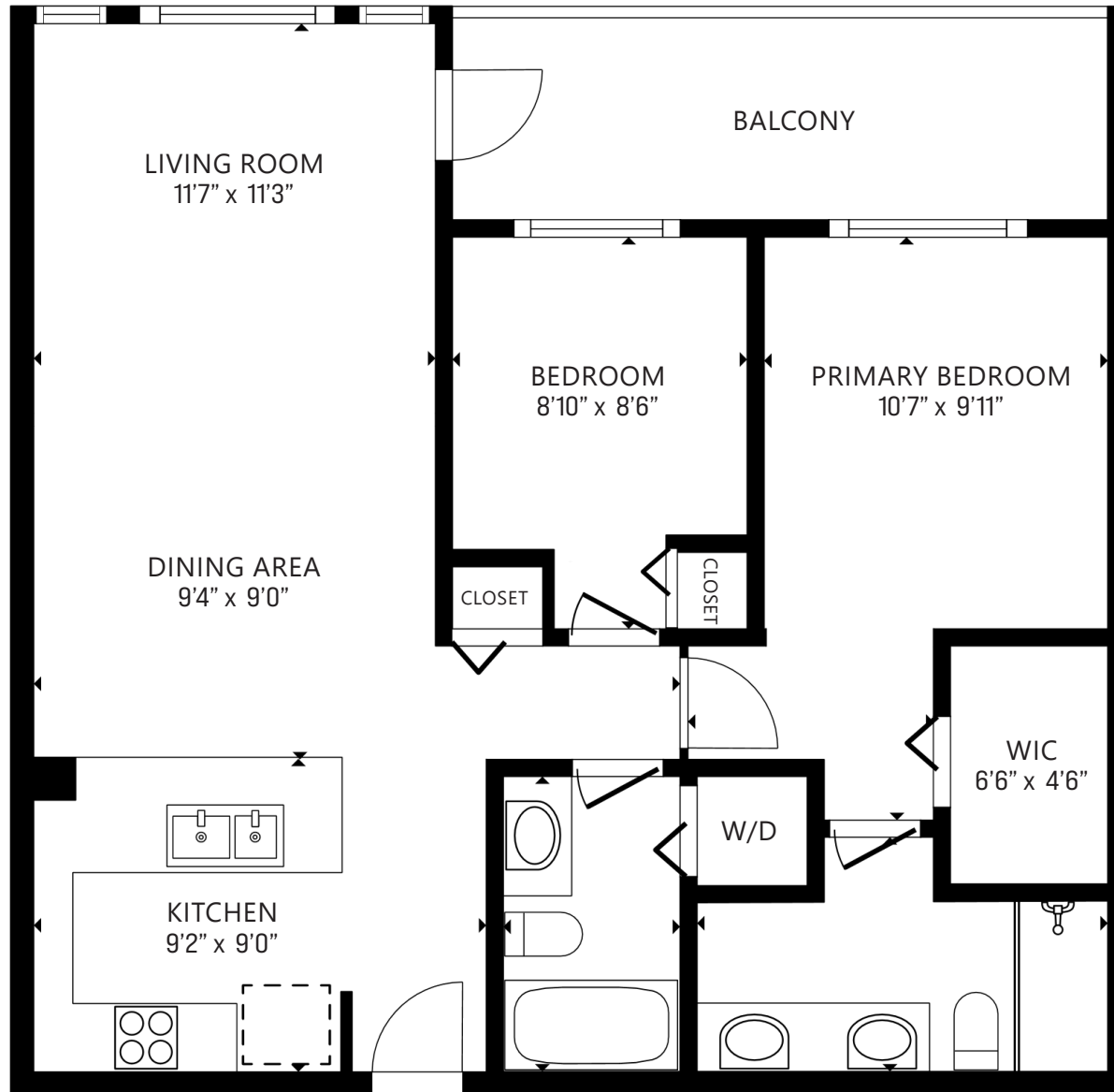
An excellent opportunity to own a top-floor home in one of North Vancouver's most connected and livable communities.

ROSSETTI

LIVING ROOM
11'7" x 11'3"

BALCONY

DINING AREA
9'4" x 9'0"

BEDROOM
8'10" x 8'6"

PRIMARY BEDROOM
10'7" x 9'11"

CLOSET

CLOSET

WIC
6'6" x 4'6"

KITCHEN
9'2" x 9'0"

W/D

FLOOR AREA: 838 SQ.FT.

Interior square footage from strata plan. Layout and measurements from Matterport.
Square footage, room measurements, & dimensions are approximate and not guaranteed.
Information should not be relied upon without independent verification.
This communication is not intended to cause or induce breach of an existing agency agreement.