



**ROSSETTI**

**5825 NANCY GREENE WAY**

**GROUSE WOODS, NORTH VANCOUVER**





# SPACIOUS EXECUTIVE HOME IN GROUSE WOODS

5 Beds | 4 Baths | 4,237 Sq/Ft

■ Don't miss this opportunity to own a generously sized family home in desirable Grouse Woods. This expansive three-level executive residence offers over 4,200 square feet of well-planned living space on an 8,700 sq ft lot—delivering the perfect combination of comfort, functionality, and the North Shore lifestyle with trails just moments from your door. The main floor welcomes you with a grand foyer and flows seamlessly with spacious rooms throughout. Featuring generous living and dining areas, perfect for entertaining, while a bright family room invites relaxed everyday living. The updated kitchen features wood shaker cabinets, granite countertops, stainless steel appliances, and a large window with a view of the level, fenced backyard. Just off the kitchen, a south-west-facing sundeck with retractable awnings creates an inviting space for outdoor dining and summer barbecues. Completing the main floor is a powder room, laundry room, and direct access to a spacious double garage. Upstairs features three oversized bedrooms and two bathrooms, including a spacious primary suite with a five-piece ensuite, a walk-in closet, and a second closet for additional storage. The walkout lower level offers incredible flexibility with its own entrance—perfect for a one- or two-bedroom suite conversion. Currently configured as a spacious recreation and games area, it includes a pool table, air hockey, and two additional rooms for guests, home office, or gym use. Set on a small cul-de-sac off Nancy Greene Way for easy access to your gently sloping long driveway. Large trees provide privacy from the road, and a mature garden creates a peaceful park-like setting. Located just a short walk to the Grouse Mountain gondola, the Grouse Grind, and nearby trails, this home is ideal for active families. Within the catchment for highly regarded Montroyal Elementary and Handsworth Secondary, and just steps from public transit, this home offers the full package of lifestyle, space, and convenience.

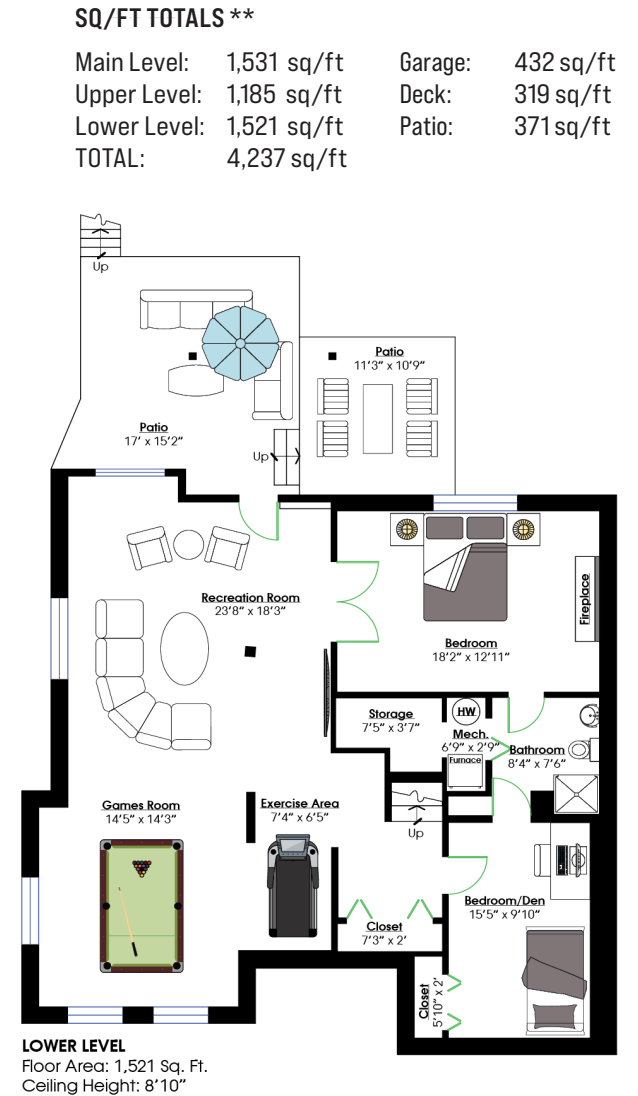
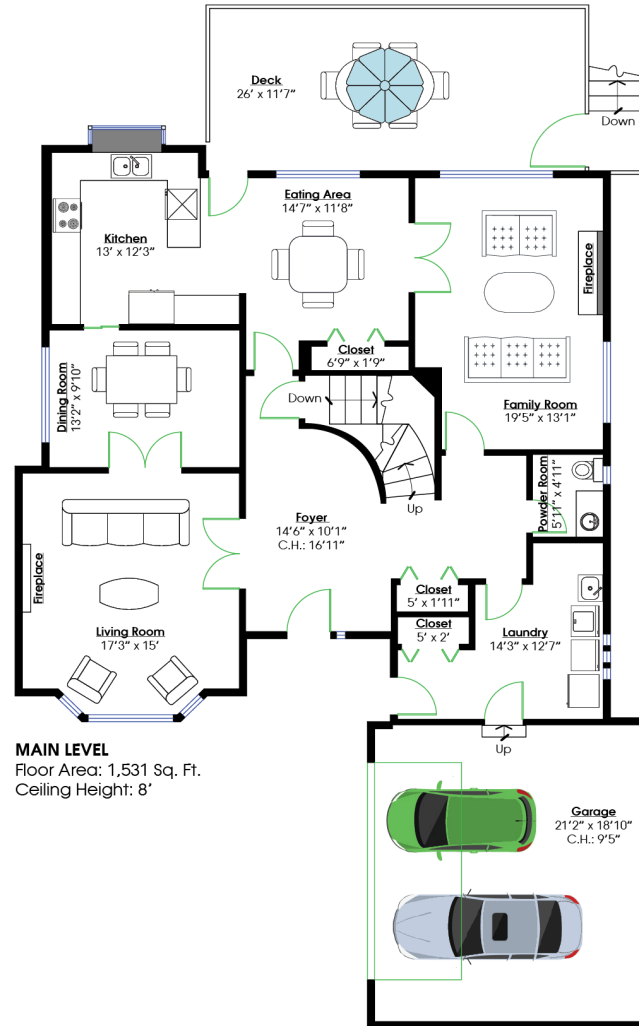
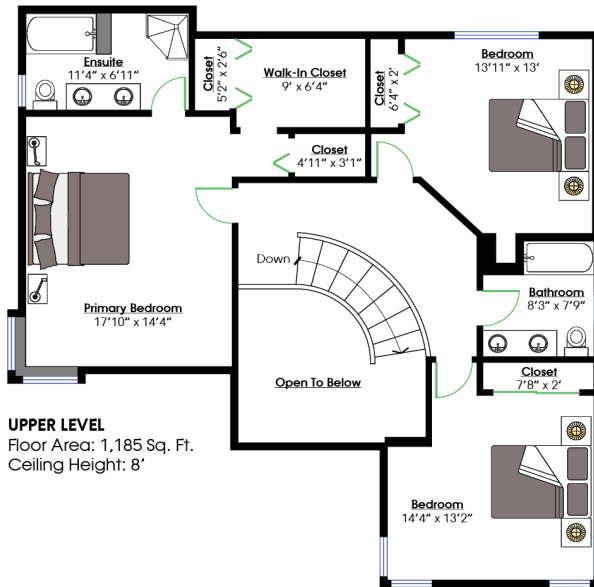






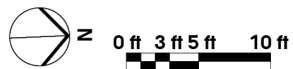


# ROSSETTI



## SQ/FT TOTALS \*\*

Main Level:	1,531 sq/ft	Garage:	432 sq/ft
Upper Level:	1,185 sq/ft	Deck:	319 sq/ft
Lower Level:	1,521 sq/ft	Patio:	371 sq/ft
<b>TOTAL:</b>	<b>4,237 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. E90 Insured for \$1,000,000. Information should not be relied upon without independent verification.