



CASA BELLA
2910
MARY KIRK PL.

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NORTH VANCOUVER

ONE OWNER BLUERIDGE FAMILY HOME

4 Beds | 4 Baths | 3,877 Sq/Ft

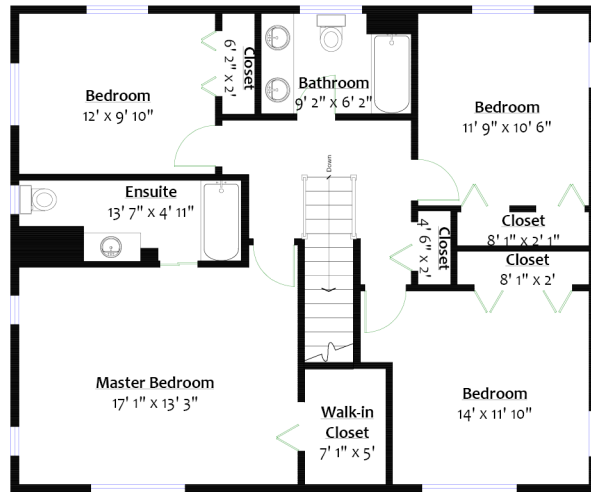
■ One owner Blueridge home ready for the next family to further update and enjoy! Offering 4 bedrooms, 4 bathrooms, and over 3,800 sq/ft across three levels. The main floor features a functional layout including a sunken bay windowed living room with wood burning fireplace and a cross hall dining room. The kitchen offers plenty of cupboard and counter space, adjacent eating area, and opens to a sunken family room with wood burning fireplace and sliders to a south facing patio. Completing the main floor is an office, 2-piece bathroom, mud/laundry room with attached storage room, and direct access to a double garage. Upstairs is the ideal family layout with 4 generous sized bedrooms and 2 bathrooms including a spacious master with walk-in closet and 4 piece ensuite. The lower level offers a large recreation/games room with 2 piece bathroom, cold wine storage, and 592 sq/ft of unfinished space currently used as storage and ready for your renovation ideas. Recent updates include new flooring throughout much of the home, some painting, and freshly seeded back and side yards. Situated on a quiet cul-de-sac, with a mature landscaped lot, grassed side yard, and fenced backyard with private patio and large flat grassed area. Situated within walking distance to Blueridge Elementary, McCartney Creek + Blueridge Parks, near transit, and with an abundance of trails only steps from your door. Blueridge is a welcoming family-oriented community conveniently located for easy access to downtown and just a short drive to shopping and great outdoor recreation including golf, marinas, skiing, and more.







For more information
Call **604 983 2518** or visit
RealEstateNorthShore.com

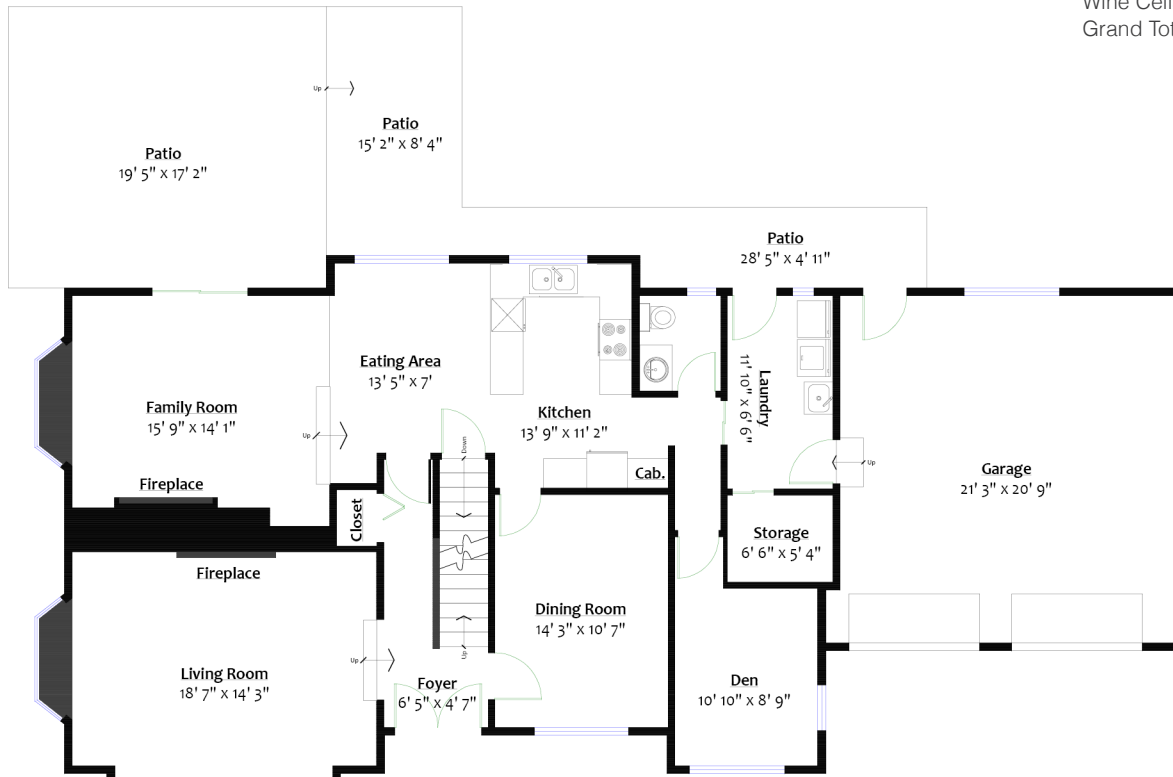


UPPER LEVEL

Floor Area: 1,065 Sq. Ft.
Ceiling Height: 8'

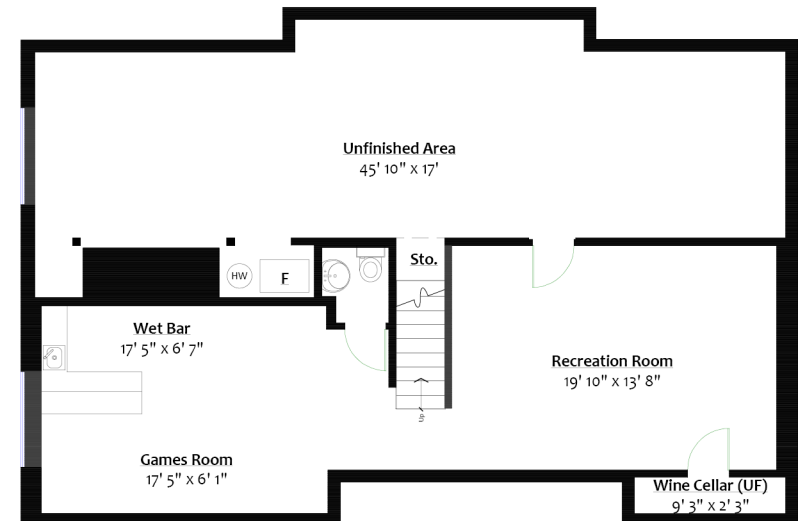
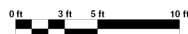
SQUARE FOOTAGE

| | | | |
|--------------|-------------|---------|-----------|
| Main Level: | 1,411 sq/ft | Garage: | 473 sq/ft |
| Upper Level: | 1,065 sq/ft | Patio: | 578 sq/ft |
| Lower Level: | 788 sq/ft | | |
| Total (fin): | 3,264 sq/ft | | |
| Unfinished: | 592 sq/ft | | |
| Wine Cellar: | 21 sq/ft | | |
| Grand Total: | 3,877 sq/ft | | |



MAIN LEVEL

Floor Area: 1,411 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL

Finished Floor Area: 788 Sq. Ft.
Unfinished Floor Area: 622 Sq. Ft.
Ceiling Height: 8'

Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans.
Information should not be relied upon without independent verification.
This communication is not intended to cause or induce breach of an existing agency agreement.