

Stunning Family Home

Address:

3533 Anne Macdonald Way, North Vancouver

Property Overview:

This exquisite 5-bedroom, 3.5-bathroom home is the epitome of modern living. Located in a serene neighborhood, this property combines luxurious design with unparalleled functionality. Perfect for families and entertaining, it offers ample space and high-end amenities and a walk-out basement with one bedroom, Flexroom and a bar.

Living Area: 2960 square feet of livable space with 250 square feet of balcony and 350 square feet of patio plus a double garage.

Interior Features:

- **Spacious Bedrooms:** 5 bedrooms, including a luxurious master suite with a walk-in closet and en-suite bathroom, a guest bedroom on the main floor for your guests or office.
- **Bathrooms:** 3 full bathrooms featuring walk-in showers and free standing tub in En-suite, Jack and Jill bathroom, contemporary fixtures and finishes, plus one powder room on the main floor.
- **Gourmet Kitchen and Spice Kitchen:** State-of-the-art kitchen with quartz countertops, large stainless-steel appliances including a 42" fridge and 36" gas cooktop, a large island with waterfall and custom cabinetry.
- **Open-Concept Living Area:** Expansive living and dining area with high ceilings, a 15-foot folding door system that brings nature inside, engineered hardwood floors, and European tiles.
- **Walk-Out Basement :** Including a bedroom, flex room ,full bathroom with a bar and separate access.
- **Home Office:** Dedicated office space perfect for remote work or study.
- **Laundry Room:** Separate laundry room upstairs with a side-by-side washer and dryer and a 9" deep sink for hand-wash items.
- **Gas Fireplace:** Beautiful 60" gas fireplace to enjoy in snowy days and use as a third heating source.
- **High-Quality Plumbing Fixtures:** Featuring Riobel and Kohler brand

Disclaimer: All information deemed reliable but not guaranteed. Buyer to verify all information to their satisfaction

Exterior Features:

- **Patio and Deck:** Large outdoor patio customizable to the owner's preference, an expansive deck area on the main floor with glass railing suitable for summer barbecues and family gatherings, which can be integrated into the living space with the folding door system.
- **Windows:** High-quality casement windows with high solar heat gain ratio and low U-value.
- **Gutters:** Leaf guards on all gutters to minimize maintenance and clean-up.
- **Claddings:** wrapped with durable and non-combustible materials such as natural stone and Hardie cement boards.
- **Garage:** Attached 2-car garage with rough-in for electric car charger.
- **Back-Up Generator:** Ensures uninterrupted power supply.

Technology and Safety:

- **Two heating source:** including Radiant Floor heating system and Heat Pump with HRV
- **A/C**
- **Central Vacuum Rough/In**
- **Security:** Rough-in for an advanced security system with cameras, motion detectors, and Video door bell
- **Energy Efficiency:** Step 3 energy efficient, solar-ready, high-quality windows.

Community Features:

- **Schools:** Located within the district of top-rated schools.
- **Parks and Recreation:** Surrounded by Green space , 5-minutes walk to Parkgate Park and playground, Old Buck hiking trails, and Parkgate Community Center. 10-minute walk to Northland Golf Course, 15-minute drive to Seymour Mountain Ski Resort.
- **Shopping and Dining:** Minutes away from Parkgate shopping centers, gourmet restaurants, and cafes.
- **Public Transportation:** Easy access to public transportation and major highways.