



3248 Klanawa Crescent

Premier Location...

Premier location! This exceptional rancher, 3 BD/ 3 BA, 2,749 sf with a walk-out basement backing onto the trail system with Beaver Meadows 600 acre farmland beyond. Built in 2023, sophisticated luxury & transitional styling create a classic, timeless look. An open plan w/ 10' ceilings in the Great room, floor to ceiling stone fireplace, wood plank flooring throughout, generous windows and French door access to the covered deck with fir posts. Stunning kitchen w/ bright white cabinets, quartz counters, a window over the sink, s/s appliances, island w/ seating & butler's pantry. The primary suite offers 10' ceilings & luxurious ensuite w/ 2 sinks, quartz c/t, glass and tiled shower. A front den/bedroom, convenient laundry, 4 pce bath, & on the lower level 9' ceilings, a spacious bedroom, 4 pce bath, family room, den, lots of storage, & a covered deck w/ 2nd BBQ hook up, private, fenced yard. H/W on demand, gas furnace, Heat Pump, HRV, irrigation.

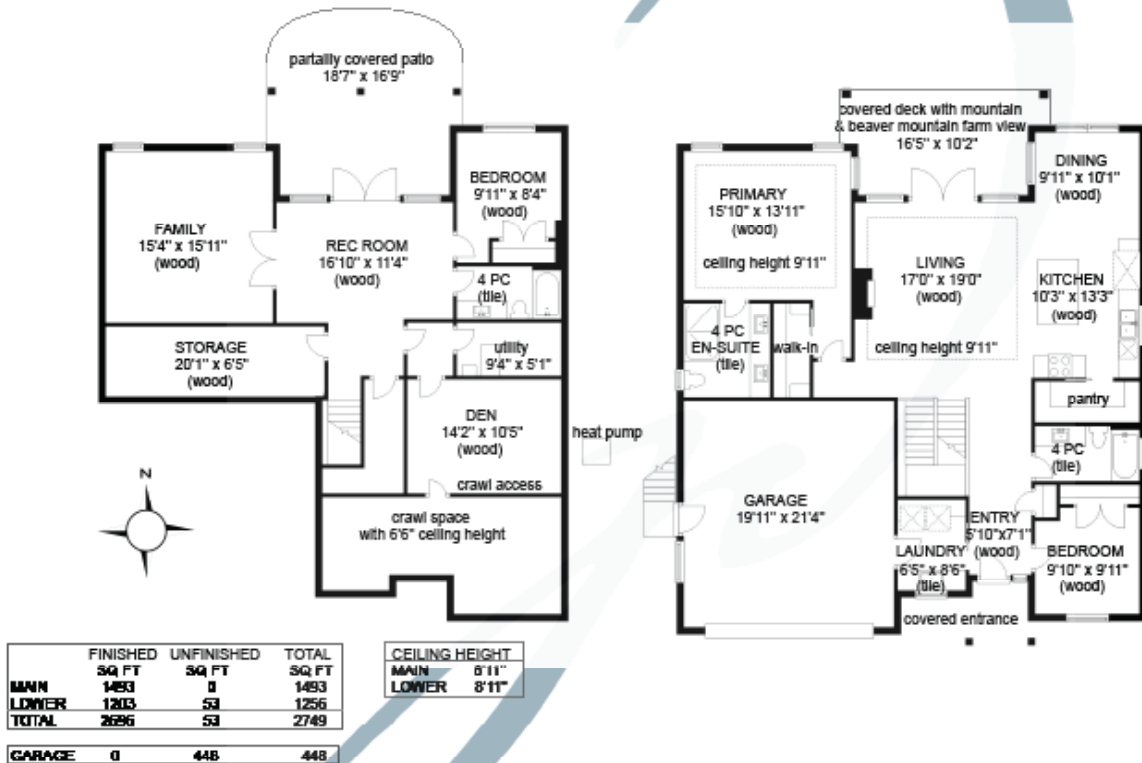


3248 Klanawa Crescent
Listed at \$1,245,000
3 Bd | 3 Ba
2,696 Sq Ft



MLS #: 1012142
Lot Size: 0.17 Acres
Year Built: 2023
Zoning: R-SSMUH

3248 KLANAWA CRESCENT



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REAL ESTATE GROUP

Prepared for the exclusive use of Jane Denham
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Measurements on the plans are intended for visual reference purposes only and should be verified



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and resources for buyers & sellers!

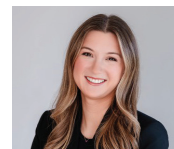
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