

21569 TELEGRAPH TRAIL

LIVING AREA: 1,752 SQFT | LOT AREA: 7,084 SQFT

BEDROOM: 3 | BATHROOM: 2



Discover the distinct charm in this FORREST HILLS RANCHER, a meticulously crafted home radiating pride of ownership! This beautiful 3 bed/2 bath home and its seamless indoor-outdoor open plan design is ideal for all of your gatherings. Flooded in natural light through expansive windows the home maintains a bright and airy ambiance. The gourmet Kitchen features granite countertops and a generously sized exquisite marble island. Elegant touches include crown moulding, bamboo flooring and a spa-like ensuite showcasing a rain shower, granite accents and heated tile floors. Step outside to mountain views from the private 26' x 12' deck surrounded by a serene and tranquil gardeners dream oasis featured in Canada's Local Gardener. Located near parks, schools and shopping this home is a must see!



604-319-7735
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

ANNA POPPLETON

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



WALK SCORE

Walk Score
44

Car-Dependent

Most errands require a car.

Transit Score
28

Some Transit

A few nearby public transportation options.

Bike Score
49

Somewhat Bikeable

Minimal bike infrastructure.

COMMUTE to downtown Langley



15 min



37 min



31 min



60+ min

SCHOOL CATCHMENT

Alex Hope Elementary (K - 7)

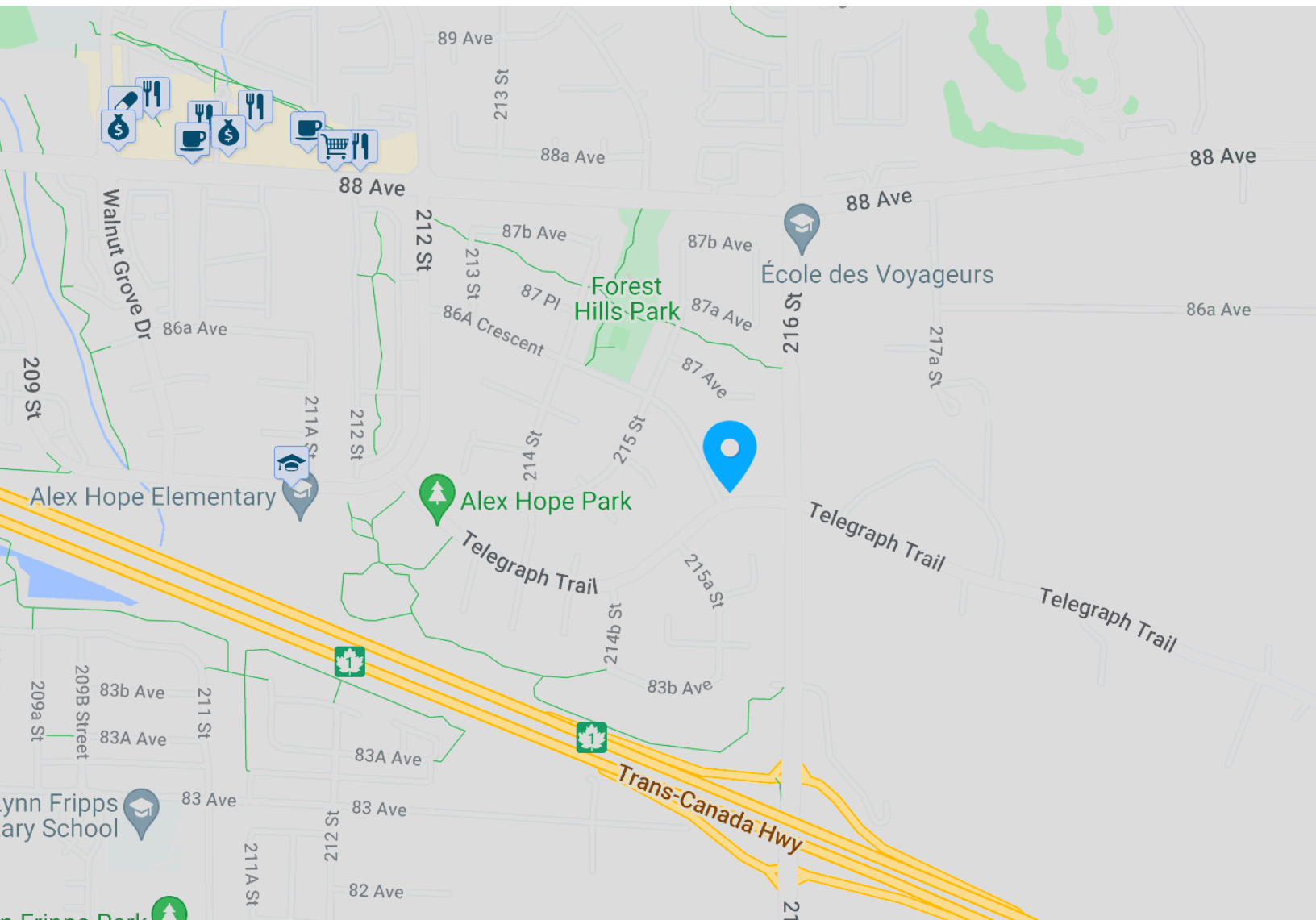
21150 85 Avenue
Langley BC, V1M 2M4
(604) 888-7109

Yorkson Creek Middle School (6 - 8)

20686 84 Avenue
Langley, BC V2Y 2B5
(604) 888-8065

Walnut Grove Secondary (8 -12)

8919 Walnut Grove Drive
Langley BC, V1M 2N7
(604) 882-0220



604-704-8551

info@elevationrealestate.ca

www.elevationrealestate.ca



Scan QR Code
to view Virtual
Walkthrough

21569 Telegraph Trail Langley

Floor Area: 1,752 sq.ft.

Garage: 433 sq.ft.

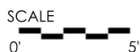
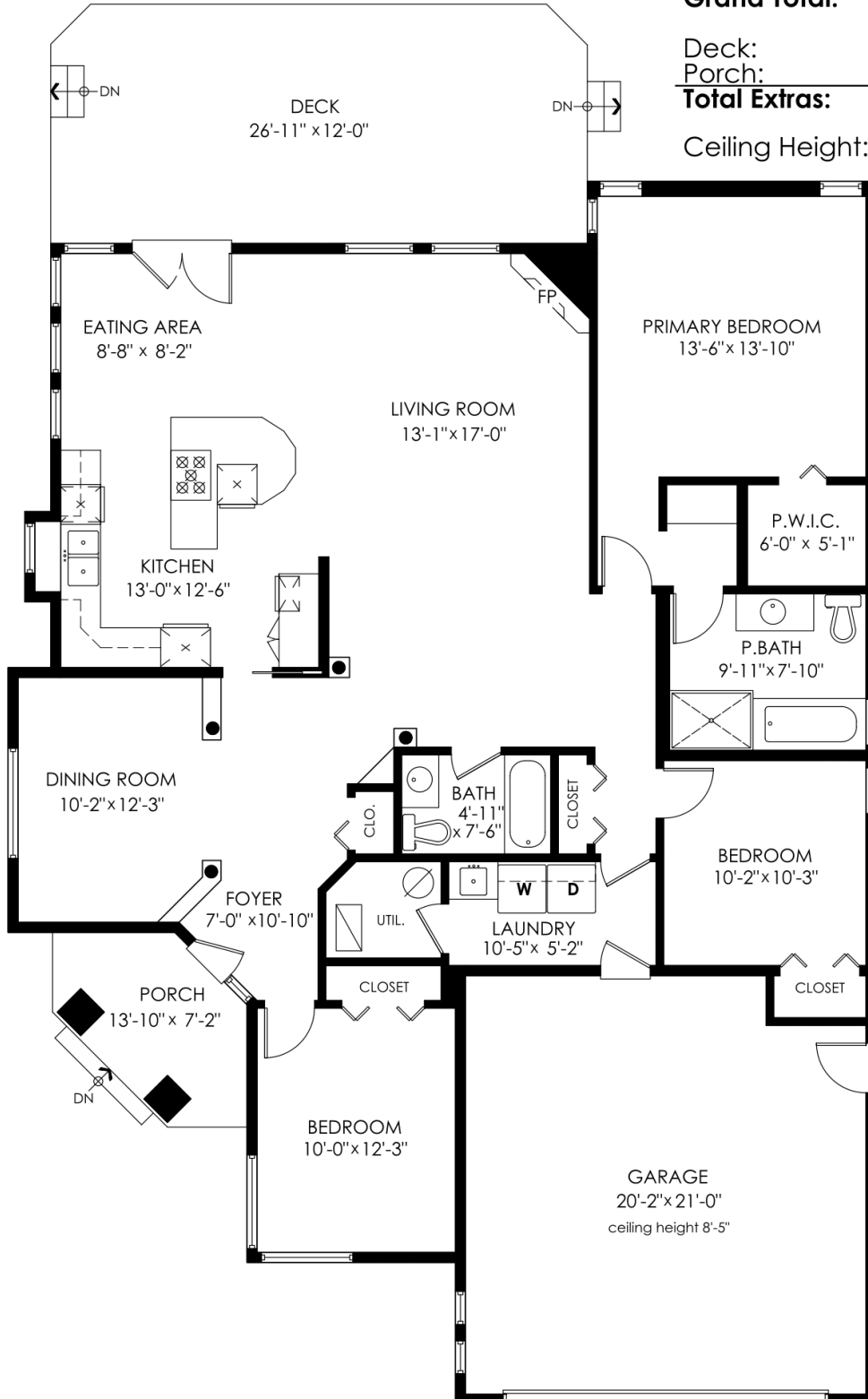
Grand Total: 2,185 sq.ft.

Deck: 320 sq.ft.

Porch: 72 sq.ft.

Total Extras: 392 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-04-17)





E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2874435
 Board: F
 House/Single Family

21569 TELEGRAPH TRAIL

Langley
 Walnut Grove
 V1M 2E3

Residential Detached
\$1,499,900 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **3**
 Frontage(feet): **40.80** Bathrooms: **2**
 Frontage(metres): **12.44** Full Baths: **2**
 Depth / Size: **101.71** Half Baths: **0**
 Lot Area (sq.ft.): **7,084.00** Rear Yard Exp:
 Lot Area (acres): **0.16** P.I.D.: **013-754-025**
 Flood Plain: **No**
 View: **Yes: Mountain View**
 Complex/Subdiv: **FORREST HILLS**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Lease... **No :**

Dist. to School Bus:
 Land Lease Expiry Year:

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Fibreglass**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Mixed**

Legal: **LOT 48 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 81316**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Inground, Windows - Thermo**

Finished Floor (Main):	1,752	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	13'1" x 17'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'2" x 12'3"			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	13' x 12'6"			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	8'8" x 8'2"			x	
Finished Floor (Total):	1,752 sq. ft.	Main	Primary Bedroom	13'6" x 13'10"			x	
Unfinished Floor:	0	Main	Walk-In Closet	6' x 5'1"			x	
Grand Total:	1,752 sq. ft.	Main	Bedroom	10'2" x 10'3"			x	
		Main	Bedroom	10' x 12'3"			x	
		Main	Foyer	7' x 10'10"			x	
		Main	Laundry	10'5" x 5'2"			x	
				x			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: Registered in MH... PAD Rental:
 # of Kitchens: **1** # of Rooms: **10** MHR... CSA/BCE: Maint. Fee:

elevation
ANNA POPPLETON
 anna@elevationrealestate.ca
 604-319-7735
RE/MAX Treeland Realty

