

# 5202 Sprucefeild Road, West Vancouver

\$2,499,000



This warmly inviting villa offers exceptional value, located in the heart of Upper Caulfeild. Built by a reputable West Vancouver builder, and upgraded extensively in 2016 with premium finishes throughout, including Air Conditioner, hardwood floors, marble countertops, Italian-style cabinets, high-end tiles. Boasting nearly 2,500 square feet of living space with an open floor plan and distinct living areas, it features a double-car garage conveniently connected to the kitchen. The dining room opens onto a functional terrace of nearly 1,000sf, perfect for outdoor enjoyment. The roof was replaced in 2021. Walking distance to the top-ranked Caulfeild Elementary and Rockridge Secondary; short drive to famous private school Collingwood and Mulgrave.

## KEY INFORMATION

MLS® R2896549

Residential Detached

Upper Caulfeild

3 Bedrooms

3 Bathrooms

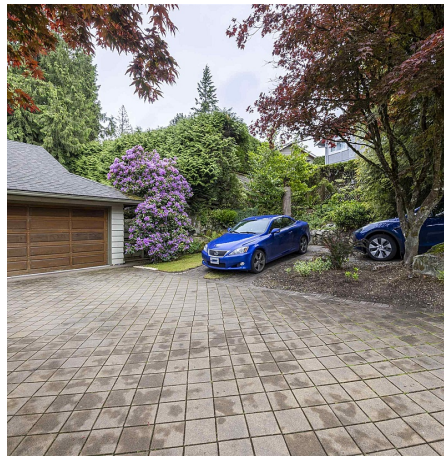
2,352 SF

6,533 SF Lot

## FEATURES

Year Built: 1981

Listed By: Nu Stream Realty Inc.



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