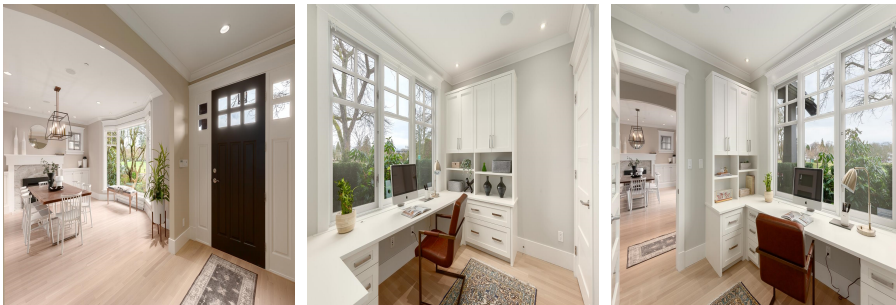


# 3108 W 31st Avenue, Vancouver

\$6,375,000



Rarely available parkside estate in coveted Mackenzie Heights. An elegant open layout offers panoramic mountain views. Gourmet kitchen with SubZero & Wolf appliances, Caesarstone countertops, dual dishwashers, wet bar, and wine fridge. Offering two executive offices off the main, along with a convenient mudroom. Relax in the spacious family room leading to professionally landscaped sunny south yard with BBQ station, fireplace, and hot tub. 4 bedrooms & 3 baths upstairs, including a spa-like master ensuite. Air conditioning, radiant heat, and 3 fireplaces enhance comfort. Lower level features media room, recreation room, and a versatile two-bedroom suite. Bonus laneway, two-car garage, and parking pad. Proximity to prestigious schools, YVR airport, and downtown. This is the one.

## KEY INFORMATION

MLS® R2938676

Residential Detached

Mac Kenzie Heights

6 Bedrooms

6 Bathrooms

4,723 SF

6,489 SF Lot

## FEATURES

Year Built: 2009

Views: NORTH SHORE MOUNTAINS

Listed By: Macdonald Realty Westmar

rennie