



STENSON MURPHY & MONTGOMERY



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**RE/MAX MASTERS REALTY**

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# Just Listed

**1057 MONTROYAL BOULEVARD, CANYON HEIGHTS**  
**HOME SWEET HOME!**





# HOME IS WHERE THE HEART IS...

 4     |      2     |      2,125 SF



Home Sweet Home! This classic side split level has been cherished by its owners & happy to welcome your family! Storybook windows look out to your lush, mature, manicured gardens and enhance its elegant curb appeal. Cozy fireplace, living & dining with gorgeous French doors to deck. Eating nook in kitchen, 3 bdrms up, 1 bed, laundry & rec room down. The rear yard is sunny south facing, fully fenced, ideal for entertaining, kids & pets, outdoor fun & ready for your green thumb! Located on a flat lot in the Handsworth Catchment you are walking distance to 3 schools! Stroll to Cleveland Dam, Capilano Trails, tennis courts, parks & less than 5 min drive to Grouse Mountain. Walk down the street to pick up fresh flowers and sushi for dinner, or the coffee shop!