

**9749 206 Street**  
Langley, V1M 2H5

**RE/MAX**  
LIFESTYLES REALTY

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**MLS# R3084093**



**\$1,579,000**

**4 Bedrooms | 3 Bathrooms | 2,653 Sqft**

Desirable Derby Hills stunner 2,560 sq ft of refined Elegance & Premium upgrades throughout. A gorgeous Chef-inspired Kitchen showcases custom cabinetry, a large quartz island, Deluxe SS gas range and fridge. Inviting Family rm features a gas Fireplace, Built-in Speakers, & French doors opening to a serene Resin-Plank Covered Deck. Den/Bed rm. Upstairs offers 3 Spacious bedrms, 2 baths, & an impressive 22'6 x 16'7 Games/Media room. The Lavish Ensuite includes a Designer walk-in shower, Stand-alone Soaker Tub, quartz vanity, & Built-ins in closet. Enjoy A/C, Engineered Hardwood, 6 Skylights, Crown moulding, LED lighting, and Central Vac. Exterior upgrades include Hardi siding, New Windows, Soffits, R40 insulation, & PEX piping. Privacy Hedge & Fenced backyard, 8'x12' shed. RV Parking!



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