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**8997 McAllister Road, Fort Langley**

**\$2,280,000.00**

**Custom Craftsmanship Meets Small Town Charm**  
**1,835 Sq. Ft. On Main Plus Fully Finished Basement On 9,904 Sq. Ft. Lot**

Custom craftsmanship meets small town charm in this quality custom built rancher with basement on 0.23 ac lot on quiet street in Fort Langley is a must see with elegant one-level living with 9' ceilings and an open layout designed to pamper you with and for entertaining. Entertainment sized great room with cozy wood fireplace, vaulted ceilings and door to spacious covered deck with vaulted ceiling. Gorgeous island kitchen with shaker style cabinets, granite counters, stainless steel appliances, walk-in pantry and eating area with views to attractive rear yard. Spacious dining room with attractive coffered ceiling treatment. Spacious primary bedroom provides a private sanctuary with French doors to covered deck with vaulted ceiling, walk-in closet and five piece ensuite with twin sinks, and separate soaker tub and shower. Second bedroom on main level doubles as a den. Two piece powder room on main has space to add a shower if one wanted to. Finished basement with bedroom, 4 piece bath, storage room, family room, games room and spacious recreation room provides a private area for guests, teenagers and grandchildren and a versatile spaces perfect for a home gym, media room, studio for hobbies or a suite. Double garage with one 32' long bay high enough for an RV. Rough in for heat pump. An absolute must see for the discerning Buyer looking for one level living in style with full basement as a bonus and parking for your RV.

 **The Mitten**  
**REAL ESTATE TEAM**  
Doug, Bonnie & David Mitten  
Century 21 Coastal Realty Ltd.

**604-290-5480**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

## Main Floor: 1,835 Square Feet

Foyer: 12'7 x 7'6



Dining Room: 15' x 12'5



**Great Room: 19'4 x 16'**



**Kitchen: 15'11 x 13'1**



**Eating Area: 9'11 x 8'1**



**2 Piece Main Bathroom (with room to add a shower)**



**Primary Bedroom: 17'5 x 14'**



**4 Piece Ensuite With Separate Soaker Tub & Shower**



**Walk-In Closet: 10'4 x 6'11"**

**Bedroom/Den: 14' x 10'3**



**Laundry: 10'5 x 6'4**



**Basement: 1,813 Square Feet**

**Family Room: 16'10 x 14'2**



**Storage Room: 12'11 x 9'6**

**Bedroom: 18'1 x 14'4**



**Games Room: 17'4 x 5'4 & Bar: 14'9 x 12'9**



**Recreation Room: 18'7 x 12'9**



#### 4 Piece Bathroom



Mechanical Room: 9'11 x 5'5

#### Features Of This Home:

- ✧ Custom Craftsmanship Meets Small Town Charm In This Quality Custom Built Rancher With Basement On 0.23 Ac Lot On Quiet Street In Fort Langley Is A Must See With Elegant One-Level Living With A Open Layout Designed To Pamper You With And For Entertaining.
- ✧ Entertainment Sized Great Room With Cozy Wood Fireplace, Vaulted Ceilings And French Door To Spacious Covered Deck With Vaulted Ceiling.



- ✧ Gorgeous Island Kitchen With Shaker Style Cabinets, Granite Counters, Stainless Steel Appliance, Walk-In Pantry And Eating Area Overlooking Attractive Rear Yard.
- ✧ Spacious Dining Room With Attractive Coffered Ceiling Treatment.
- ✧ Spacious Primary Bedroom Provides A Private Sanctuary With French Doors To Covered Deck With Vaulted Ceiling, Walk-In Closet And Five Piece Ensuite With Twin Sinks, And Separate Soaker Tub And Shower.
- ✧ Second Bedroom Doubles As A Den.
- ✧ Two Piece Powder Room On Main With Space To Add A Shower.

📐 **Finished Basement With Bedroom, Four Piece Bath, Storage Room, Games Room And Spacious Recreation Room Provides A Private Area For Guests, Teenagers And Grandchildren And A Versatile Spaces Perfect For A Home Gym, Media Room, Studio For Hobbies Or A Suite.**

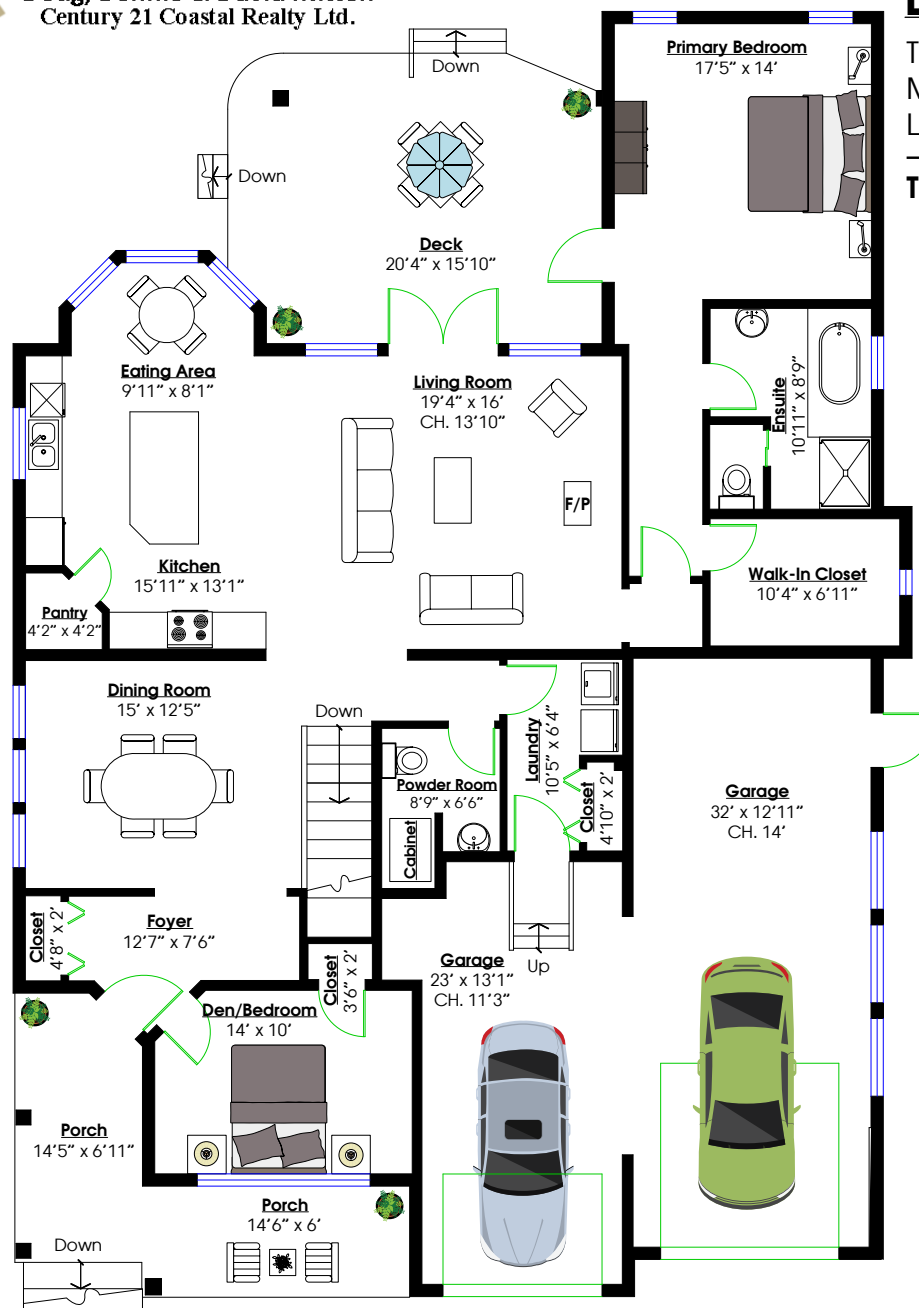
📐 **An Absolute Must See For The Discerning Buyer Looking For One Level Living In Style With Full Basement As A Bonus.**

📐 **Annual Taxes: \$7,525.43 (2025)**

📐 **Lot - 67.06" X 147.73" (9.904 Sq. Ft.)**



**8997 McAllister Road,  
 Langley Twp, BC**



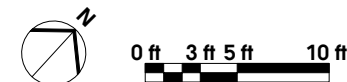
**MAIN LEVEL**  
 Floor Area: 1,835 Sq. Ft.  
 Ceiling Height: 9'

Total\*\*  
 Main Level: 1,835 sq.ft.  
 Lower Level: 1,813 sq.ft.  
**Total: 3,648 sq.ft.**

Garage: 728 sq.ft.  
 Deck: 307 sq.ft.  
 Porch: 185 sq.ft.  
 Patio: 79 sq.ft.  
**Total: 1,299 sq.ft.**



**LOWER LEVEL**  
 Floor Area: 1,813 Sq. Ft.  
 Ceiling Height: 8'7"



\*\*\*While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000

\*\* May Include Unfinished areas