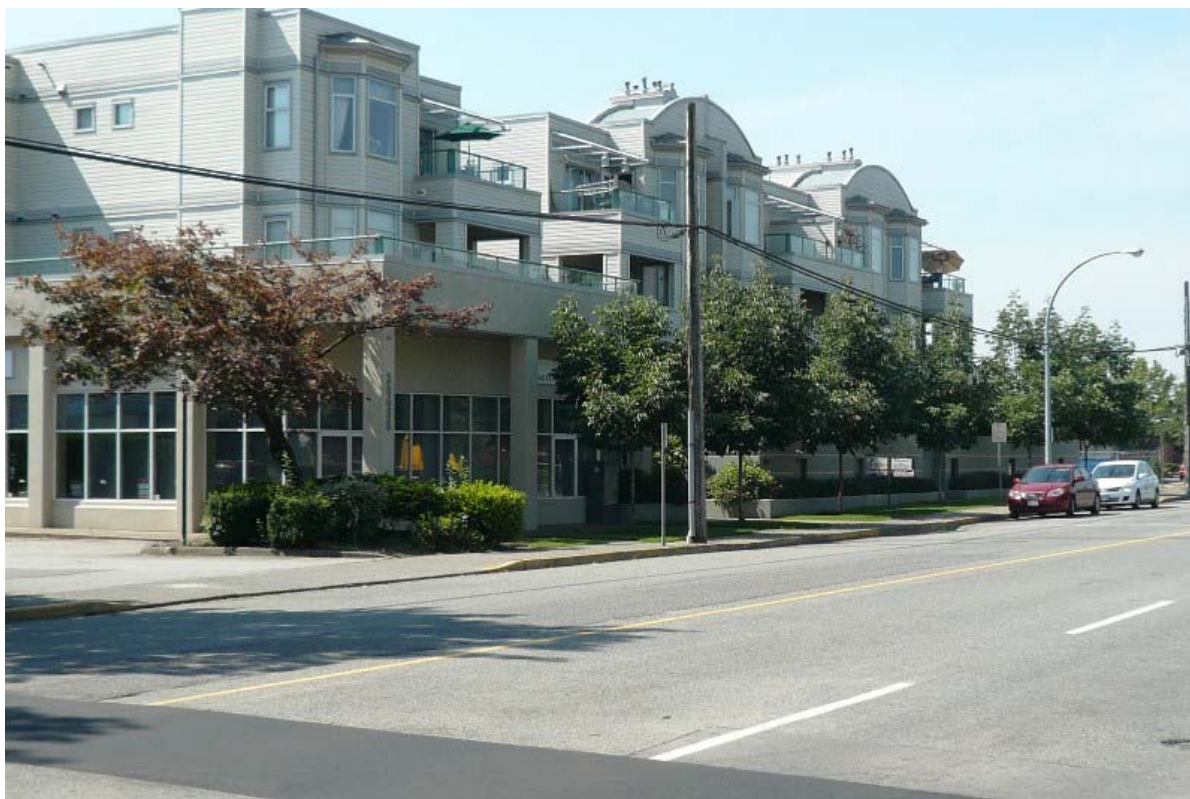


For Multi-Picture Tour Go To:
www.mitten-realty-services.com



#309 – 20680 56 Avenue, Langley

\$254,900.00

THE GOOD LIFE JUST KEEPS GETTING BETTER

1450 Square Foot Spacious 2 Bedroom, Den & 2 Bath Corner Suite

Very spacious 1450 square foot, two bedroom plus den top floor corner suite in Cassola Court with two bathrooms and two parking spots is priced to sell and must be seen. Entertaining is easy in the spacious dining room and living room with gas fireplace and door to large south facing balcony. Island kitchen with scads of cabinets and spacious eating area. Spacious den with sliding door to balcony. Insuite laundry with lots of storage space. Two large bedrooms including master bedroom with four piece ensuite and walk-in closet and second bedroom with door to three piece bath. Very unique central courtyard provides a unique and attractive approach to this fine unit (no long, dark, stuffy hallways here). Elevator, two parking spots and very spacious two bedroom and den corner unit close to all of the amenities in Langley City is value priced and absolutely must be seen.

Imagine the carefree lifestyle you will enjoy here with your weekends and evenings, free from yard work, to spend doing the things you enjoy. Unique open air courtyard, secure underground parking, adult oriented 19+ building with an elevator are just a few of the things that make living in Cassola Court a treat to enjoy. The good life just keeps getting better when you make this super apartment your own.

Doug or Bonnie Mitten



Prudential

Power Play
Realty

604-533-3231

Livable Floor Area: 1450 Square Feet

Entrance Hall – 8'x 5' – Spacious entry with tile floor welcomes you to this fine home.



Living Room – 16' x 14.58' – Entertaining is easy in the spacious living room cozy gas fireplace with door to spacious south facing balcony.



Dining Room – 14.58' x 10' – Dining room to facilitate your special dining occasions.



Kitchen – 17.25' x 13.58' –Island kitchen with lots of cabinets, built in dishwasher and spacious eating area.



Den – 12.16' x 10.16' – Spacious den with French doors to living room and sliding door to balcony.



Master Bedroom – 15.33' x 12.16' - Spacious master pampers you with 4 piece ensuite and walk-in closet.



Bedroom – 11' x 10.5' – With door to three piece bath.



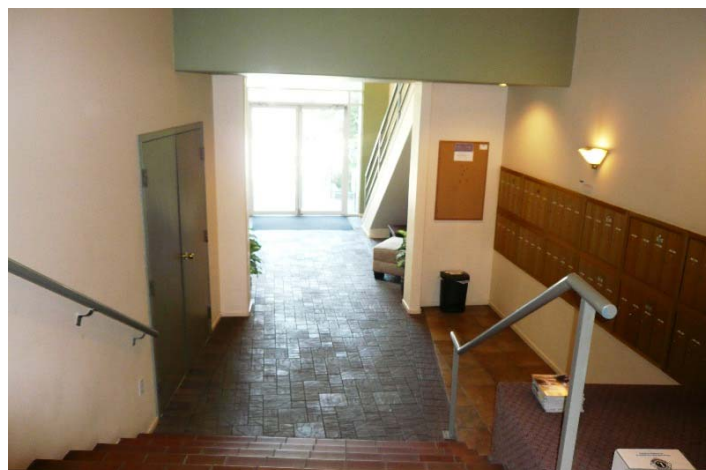
3 Piece Main Bathroom



Laundry Room – 8.5'x 5' – Spacious laundry with lots of storage.



- ★ **Very Spacious 1450 Square Foot, Twp Bedroom Plus Den Top Floor Corner Suite In Cassola Court With Two Bathrooms And Two Parking Spots Is Priced To Sell And Must Be Seen.**
- ★ **Entertaining Is Easy In The Spacious Dining Room And Living Room With Gas Fireplace And Door To Large South Facing Balcony.**
- ★ **Island Kitchen With Scads Of Cabinets And Spacious Eating Area.**
- ★ **Spacious Den With Sliding Door To Balcony.**
- ★ **Insuite Laundry With Lots Of Storage Space.**
- ★ **Two Large Bedrooms Including Master Bedroom With Four Piece Ensuite And Walk-In Closet And Second Bedroom With Door To Three Piece Bath.**
- ★ **Spacious & Attractive Lobby Welcomes You To This Fine Building.**



- ★ **Unique Open Air Courtyard, Secure Underground Parking, And An Elevator In This 19+ Building Are Just A Few Of The Things That Make Living In Cassola Court A Treat To Enjoy. Enjoy Pleasant Views Of The Open Air Courtyard As You Walk To Your Home (No Long, Dark, Stuffy Hallways Here).**



- ★ **Two Parking Spots And Very Spacious Two Bedroom And Den Corner Unit Close To All Amenities In Langley City Is Value Priced And Absolutely Must Be Seen.**
- ★ **Imagine The Carefree Lifestyle You Will Enjoy Here With Your Weekends And Evenings, Free From Yard Work, To Spend Doing The Things You Enjoy. The Good Life Just Keeps Getting Better When You Make This Super Apartment Your Own**
- ★ **Strata Fees: \$319.09/month**
- ★ **Taxes: \$1992.73 (2010)**

Doug or Bonnie Mitten



604-533-3231

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