

*Simply perfect, beautiful, rare rancher!*



*City Country Lifestyle...one-level luxurious space in a south garden setting...  
the serenity of country living within minutes of Vancouver's best  
urban centres and world-class amenities...exceptional!*



Marketing by Judith Meisen BuyVancouver



*A lifestyle that is everything about tranquility, comfort and family!*

...Living Room

4222 Musqueam Drive,  
Prime Vancouver West



...Kitchen

*Beautifully proportioned and spacious rooms...*

Kitchen & Eating Area...



...Family Room



*Bright, natural light through pretty picture windows*

Dining Room...



...Dining Room

Master Bedroom...



...Master Bedroom



Bedroom...



...Powder Room



# 4222 Musqueam Drive, Vancouver

bright charming impeccable



This pretty rancher is a haven within a haven! Salish Park is a quiet community in an urban 'country' setting central to Vancouver's top schools and destination points, including St George's and Crofton House, UBC, YVR and some of the best recreation destinations the city has to offer.

Natural, open and beautifully maintained, the rancher design works and offers enviable comfortable accommodation for a young family, professional couple or retired twosome. Main rooms are luxuriously spacious, enjoying a bright ambience from the premium south exposure, picture windows and skylight. The spacious living room, featuring huge gorgeous paned windows, spans across from the elegant foyer and into the

pretty dining room with view of the garden. The functional kitchen with eating area includes easy access to the laundry area and is off the garden patio overlooking the pretty outdoor pool. The cozy family room with fireplace is the perfect escape for quiet enjoyment.

There are two bedrooms on the east wing of the house, quietly situated away from main room activities. The master bedroom enjoys a four-piece ensuite and bright walk-in closet. The second bedroom is also ensuite, plus a 2-piece powder room. Off the garage and with its own private entrance is the third bedroom with fourth bathroom facilities immediately adjacent.

The attractive surround landscaping is easy-care and has been expertly designed to embrace the property's tranquil charm. The spacious double attached garage offers excellent storage and workshop area. Enjoying great street appeal, this rancher has it all and offers unequaled comfort for today's busy families!

Gross Taxes/2017 \$8,841.82

*Approximately 45 years old*

3 Bedrooms plus spacious Family Room, 4 Bathrooms (2 ensuite), Kitchen with Eating Area

Outdoor pool in south facing private garden

Double Garage with additional open parking

Square footage 2,172 sq. ft., per Vancouver Realtor Support Group

Prime Vancouver West Location

Asking \$1,189,000

This property is shown by appointment

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