

1264 Kingfisher Pl
Langford, BC V9B 5T5



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MLS# 931482



\$1,199,999

4 Bedrooms | 3 Bathrooms | 4,174 Sqft

4 Beds3 BathsSituating on a desirable end lot in a family-friendly, quiet, and mature neighborhood, this brand new home features it's own fenced yard and is steps away from Langford Lake and the Ed Nixon Trail, providing opportunity for outdoor recreation and relaxation. A flexible 3-bed 3 bath layout, with a large bonus/media room with window and closet for maximum versatility. The quality heat pump paired with a gas fireplace means efficient heating and cooling throughout. The double garage and driveway provide ample parking space, and the well-appointed kitchen is equipped with quality KitchenAid appliances, including a gas range, quartz tops and a convenient pantry. Roughed in EV car charger and hot tub wiring, and the steel pipe piles plus foundation with crawlspace are built with quality in mind. The primary bedroom offers an ensuite and a walk-in closet w/ custom organizers. Enjoy the convenience of being in close proximity to schools, parks, trails, shops and even a university coming soon! Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future.23 hot days expected in 205013 storms expected in 2050Life StageEmployment TypeAverage Household IncomeAverage



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