

# 2197 Capistrano Drive

## Property Features

- Location: Highly sought-after area, perched above the 17th hole on a championship golf course
- Proximity: Close to the airport, UBCO, and other amenities
- Seamless Indoor/Outdoor Living: Enjoy nature and mature greenery
- Updates: New hardwood upstairs, granite countertops, brand new furnace, and AC
- Primary Bedroom: Tranquil and comfortable, featuring a large walk-in closet and ensuite
- Ensuite: Large soaker tub, separate shower, and vanity
- Lower Level: Two bedrooms for ample accommodation, large living area, and flex/rec space with exterior access
- Home Gym Option: Space available for a complete home gym or 3rd bedroom
- Abundant Storage: Numerous storage options throughout
- Remarkable Living Experience: Functionality, versatility, and breathtaking views
- Spacious Residence: Offers ample space for a growing family
- Nature Surroundings: Surrounded by greenery and natural beauty
- Well-Maintained: Updates and improvements enhance the home's appeal
- Ideal Location: Close to amenities and recreational activities





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FOR MORE INFORMATION CALL

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**Year Built:** 1999

**3024 square feet**

**Taxes :** \$5,438.58 2023

**5 Bedrooms 3 Bathrooms**

**MAIN LEVEL**

Kitchen	13'0 x 14'2
Living Room	16'6 x 18'7
Dining Room	12'3 x 8'10
Full Bathroom	
Primary Bedroom	13'7 x 15'3
Lounge	6'0 x 6'0
Ensuite Full	
Bedroom	14'8 x 11'11
Laundry	9'8 x 7'4

**Parking:** Attached Garage + Driveway

**RV and Boat Parking**

**Lot Size:** .38 acre

**LOWER LEVEL**

Bedroom	9'8 x 11'4
Bedroom	11'6 x 11'9
Flex Space	16'5 x 9'0
Storage	7'3 x 9'10
Rec Room	15'0 x 11'0
Family Room	20'0 x 15'8
Bedroom	8'9 x 14'9
Ensuite Full	
Storage	21'3 x 8'0



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

