

\$1,899,000 - 885 Falkirk Ave, North Saanich

MLS® #1003023

\$1,899,000

4 Bedroom, 3.00 Bathroom, 3,451 sqft

Residential on 0.93 Acres

N/A, North Saanich, BC

Architecturally designed & beautifully maintained, this Ardmore home offers bright, open principal rooms with sweeping views of a serene backyard. Pride of ownership is evident throughout this fully updated residence. The formal living room features a vaulted ceiling & a rotunda with wraparound windows overlooking the private outdoor area. The elevated dining area connects to a custom kitchen with ample cabinetry & a walk-in pantry. A cozy wood stove warms the family room, which includes a built-in home office. The peaceful main-floor primary suite has a 3-pce ensuite & walk-in closet. Upstairs are 3 spacious bedrooms, two with access to a sunny, south-facing deck. The finished lower level provides flexible space for a theatre, hobby room, extra office, or storage. An oversized double garage adds bonus workshop & storage space. Dual heat pumps and an HRV system ensure year-round comfort. Close to trails, a nine-hole golf course, & several beaches, this is the best of Ardmore living.

Built in 1988

Essential Information

MLS® #	1003023
Price	\$1,899,000
Bedrooms	4
Bathrooms	3.00



Square Footage	3,451
Acres	0.93
Year Built	1988
Type	Residential
Sub-Type	Single Family Detached
Status	Active

Community Information

Address	885 Falkirk Ave
Area	NS Ardmore
Subdivision	N/A
City	North Saanich
County	Capital Regional District
Province	BC
Postal Code	V8L 5G8

Amenities

Parking Spaces	2
Parking	Additional, Attached, Driveway, EV Charger: Dedicated - Installed, Garage Double, On Street, Open, RV Access/Parking
# of Garages	2
# of Kitchens	1

Interior

Interior Features	Ceiling Fan(s), Dining/Living Combo, Storage, Vaulted Ceiling(s)
Appliances	Built-in Range, Dishwasher, F/S/W/D, Microwave, Oven/Range Electric, Range Hood
Heating	Electric, Heat Pump, Wood
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Heatilator, Living Room, Wood Burning, Wood Stove

Exterior

Exterior Features	Balcony/Deck, Fencing: Full, Garden, Sprinkler System
Windows	Aluminum Frames, Blinds, Screens, Skylight(s), Window Coverings
Roof	Fibreglass Shingle, Membrane
Construction	Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	141
Office	DFH Real Estate - Sidney

Listing Details

Listing Office	DFH Real Estate - Sidney
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