



## 440 Hartman Road 119 Kelowna British Columbia

\$615,000

Discover modern comfort and unbeatable convenience in this stylish 3bed, 2.5bath townhome tucked away on the quiet side of the Capstone Lane community. Thoughtfully designed for today's lifestyle, this home features an open concept main level with a bright white kitchen showcasing SS appliances including a new stove and microwave (2024), subway tile backsplash, and a large island perfect for casual dining and entertaining family and friends. The freshly painted interior feels bright and inviting, while the cozy fireplace adds warmth and ambiance to the living area. Step directly from the kitchen to your private backyard retreat, complete with a patio and pergola. Ideal for outdoor dining or enjoying sunny afternoons. Upstairs, a well-planned layout for families, with a primary suite featuring an ensuite, two additional bedrooms, plus convenient upper level laundry and a full main bathroom. The tandem garage offers parking for two vehicles, with an additional space on the driveway. Furnace replaced in 2023 for added peace of mind. Capstone Lane is a family-friendly, pet-friendly community featuring its own playground. Located just across the street from the YMCA pool and gym, Rutland Arena, and the expansive Rutland Rec Park with sports fields, pickleball and tennis courts, community gardens, and off-leash dog parks. Close to schools, public transit, shopping, and UBCO. This home combines peace, style, and convenience for the ideal Okanagan lifestyle. (id:6769)

3pc Ensuite bath 9'4" x 5'11"

4pc Bathroom 9'6" x 4'9"

Bedroom 8'3" x 11'5"

Bedroom 8'4" x 9'2"

Primary Bedroom 17'2" x 13'6"

Other 13'3" x 3'5"

Utility room 3'5" x 14'9"

2pc Bathroom 5'5" x 5'

Dining room 11'5" x 9'5"

Kitchen 13'2" x 14'2"

Living room 17'3" x 13'5"

Listing Presented By:



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