



# 1645 Smithson Place Kelowna British Columbia

\$1,199,000

A coveted address in Old Glenmore -- one of Kelowna's most established, sought-after neighbourhoods -- this residence spans over 3,500 sq ft, 1984 rancher blends European-inspired character with quality construction. Meticulously maintained, it offers 4 bedrooms and 3 bathrooms across a bright main floor and a fully finished walk-out basement. A private courtyard with wrought-iron gates welcomes you home. Inside, find a sunken formal living room, separate formal dining room, family room -- an abundance of windows and skylights, plus 3 gas fireplaces, fill the home with light and warmth. The well-appointed kitchen is anchored by a large island, offering SS appliances, stone counter tops, large island w/ bar fridge and abundant cabinetry designed for both everyday living and effortless entertaining. The primary suite is the only bedroom on the main floor; Renovated in 2017, the primary suite offers his/hers closets and an ensuite featuring a free standing tub, separate shower and heated floors. The lower level includes 3 additional bedrooms and a large den, fully renovated laundry/mud room (2017) and a spa-inspired bathroom (2017) with a multi-jet spa shower. Outside, a full-length covered deck overlooks a fenced, fully landscaped lot with fruit trees and mountain views, plus a double garage and RV parking. Moments to golf, parks, schools, shopping, and transit. (id:6769)

|                            |                                |
|----------------------------|--------------------------------|
| Mud room 9'11" x 6'4"      | 2pc Bathroom 7'5" x 6'4"       |
| Laundry room 7'7" x 7'7"   | 4pc Ensuite bath 11'7" x 11'5" |
| Den 22'0" x 15'6"          | Primary Bedroom 13'7" x 17'6"  |
| 3pc Bathroom 10'10" x 7'7" | Family room 20'5" x 17'6"      |
| Bedroom 14'7" x 11'4"      | Kitchen 17'1" x 12'0"          |
| Bedroom 12'7" x 11'8"      | Dining room 15'0" x 11'0"      |
| Bedroom 15'11" x 13'6"     | Living room 19'5" x 15'9"      |
| Foyer 11'0" x 6'1"         |                                |

Listing Presented By:



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