



2365 Stillingfleet Road 217 Kelowna British Columbia

\$999,000

QUALITY, LOCATION, UPDATED in luxurious Balmoral Estates. Perfectly positioned with a stunning west-facing view over the manicured green space, #217 is a standout 2 bed + den rancher that truly sets itself apart. Step inside and you'll immediately feel the difference -- gleaming hardwood throughout, 9' ceilings, and an open, modern layout flooded with natural light. The great room is designed to impress with custom built-ins, a cozy gas fireplace, and expansive windows framing the treed outlook and spectacular sunset views. The completely reimagined custom kitchen is a showpiece: granite countertops, high-end appliances, and exceptional storage and prep space -- perfectly suited for entertaining and everyday living. The dining area easily accommodates a full-size table for family gatherings and hosting. The den/office offers versatility for work-from-home or guests, while the bedroom wing delivers comfort and privacy. Both bathrooms were fully renovated with elevated finishes including marble tile, creating a spa-like feel. Practical upgrades include a new furnace and hot water tank, plus a 4-5' crawl space providing outstanding additional storage. Balmoral offers an exceptional 55+ lifestyle with a beautiful clubhouse/rec centre, indoor pool, and swirl pool -- all in one of the most central locations: close to the hospital, walking distance to shopping and Starbucks, and just minutes to Orchard Park, the lake, beaches, golf, and more. Renovated. Refined. Perfectly located (id:6769)

- Storage 4'4" x 3'4"
- Primary Bedroom 12'1" x 21'9"
- Living room 20'10" x 16'10"
- Laundry room 14' x 8'3"
- Kitchen 12'4" x 11'8"
- Other 19'8" x 21'5"
- Foyer 10' x 9'6"
- Dining room 14' x 10'9"
- Den 11'2" x 10'4"
- Bedroom 11'11" x 12'5"
- 3pc Ensuite bath 8'5" x 8'10"
- 3pc Bathroom 10'2" x 4'11"

Listing Presented By:



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Royal LePage Kelowna

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