



# 2171 Mimosa Drive West Kelowna British Columbia

\$562,000

Experience refined, no-step living at 2171 Mimosa Drive, a pristine rancher in the sought-after Sage Creek 45+ gated community. This home perfectly balances privacy and connection, featuring two bright bedrooms positioned at the front of the home (one no closet, perfect for an office or hobby room) and a spacious primary on the other end of the home. The open-concept interior is perfect for entertaining, highlighted by a cozy gas fireplace, and natural, light-filled kitchen boasting stone quartz countertops, sleek cabinetry, and BRAND NEW stainless steel appliances (with warranty). The double garage and ample storage provide convenient daily living all year round. During the warmer months, this property boasts a quiet and private yard, mostly fenced (just add gates), pet-friendly and designed for total relaxation, featuring a large, covered gazebo on an aggregate, concrete patio with a small, easy-to-maintain green space. Located just around the corner from the prestigious Two Eagles Golf Course and an easy walk to all amenities including the Westbank shopping hub, wineries, coffee shops, restaurants and beaches. Residents enjoy a premier clubhouse with a fitness center, library, and active social committee. With no Property Transfer Tax or Speculation Tax, this is the perfect spot to call home in the heart of the Okanagan. Book your showing today and write your offer! (id:6769)

Foyer 17'9" x 11'3"

Other 4'5" x 7'1"

5pc Bathroom 11'0" x 7'4"

3pc Ensuite bath 6'11" x 9'1"

Laundry room 14'0" x 5'6"

Dining room 6'3" x 7'8"

Kitchen 18'11" x 10'0"

Bedroom 10'6" x 9'5"

Primary Bedroom 28'6" x 12'0"

Bedroom 11'1" x 11'0"

Living room 16'3" x 18'11"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.justinaleestolz.com/>



Royal

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