



## 2493 Ironridge Road West Kelowna British Columbia

\$1,093,950

Situated in the heart of Smith Creek, 2493 Ironridge Road offers a refined living experience that perfectly balances natural beauty with urban convenience. This meticulously maintained rancher-style home features a functional walk-out basement, providing a versatile layout that maximizes both space and natural light and offers options for a guest/teenager/in-law sanctuary. The open concept main floor flows seamlessly toward the expansive back patio the provides gorgeous valley and lake views, while inside your large, feature windows frame sweeping views of the surrounding mountains and the the beauty of the Smith Creek neighborhood. A standout feature of this residence is the backyard, which has been curated into a private oasis--a secluded retreat ideal for quiet relaxation or outdoor gatherings. For the outdoor, adventure enthusiast, this home is located just moments away from the renowned Smith Creek trail system, a premier destination for hiking and mountain biking and a quick bike ride or drive to Paynter's fruit market, local honey and orchard fruits, farm fresh eggs and award winning Okanagan Wineries. Despite its serene, rural feel, the property remains highly accessible, sitting only a short drive from Downtown Westbank's major shopping centers, professional services, and local amenities and restaurants. This home represents a rare combination of rancher-living, exceptional privacy, and immediate proximity to the best recreational adventures in the Okanagan Valley. (id:6769)

Storage 18'4" x 4'3"

Recreation room 15'1" x 12'6"

Utility room 21'1" x 11'1"

4pc Bathroom 8'6" x 8'6"

Bedroom 11'9" x 13'5"

Bedroom 11'3" x 12'4"

Bedroom 11'3" x 12'4"

4pc Bathroom 5'1" x 9'4"

Other 20'7" x 23'2"

5pc Ensuite bath 8'9" x 9'4"

Primary Bedroom 12'4" x 14'1"

Dining room 10'0" x 12'0"

Living room 20'5" x 27'2"

Kitchen 11'5" x 11'0"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



Royal

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Family room 20'1" x 23'9"

Laundry room 6'1" x 11'8"

Bedroom 10'10" x 7'6"

Bedroom 10'10" x 10'7"