



## 272 Upper Canyon Drive Kelowna British Columbia

\$1,168,900

Nestled in the established Wilden neighbourhood, this home is set in a family-friendly community surrounded by nature. Hiking and biking trails are just steps from the door, with parks within walking distance and local ponds that transform into skating rinks in the winter. Families will value the proximity to North Glenmore Elementary and Dr. Knox École, both less than five minutes away, and the convenience of being only 15 minutes to YLW, Aberdeen Hall, and UBCO. This home is the best priced home with a legal suite in Wilden! A thoughtfully designed 4-bedroom, 2-bathroom main home with a legal 1-bedroom suite offers 2,545 sq. ft. of well-appointed living space on a landscaped 0.19-acre lot. The upper level features three bedrooms, laundry, and two bathrooms including a bright primary suite with walk-in closet and spa-inspired ensuite. The lower level adds a versatile fourth bedroom/office plus a fully self-contained suite with private entrance is an ideal space for extended family or rental income. The open-concept main floor boasts vaulted ceilings, engineered hardwood, and large windows that flood the home with natural light. A chef's kitchen showcases soft-close maple cabinetry, quartz counters, Carrera marble island, and pantry with pull-out shelving. The living room offers a 9' tray ceiling, gas fireplace with custom built-ins, and access to a fully fenced backyard with hot tub, irrigation, and gas BBQ hookup. Quick possession is available. (id:6769)

Kitchen 7'8" x 15'5"

Primary Bedroom 12' x 13'11"

Living room 15'9" x 17'9"

Laundry room 7'8" x 5'

Dining room 10'2" x 15'5"

Bedroom 9'5" x 14'1"

Bedroom 9'6" x 15'1"

4pc Bathroom 6'11" x 7'7"

3pc Ensuite bath 6'1" x 10'3"

Utility room 7'4" x 3'1"

Bedroom 9'9" x 13'1"

Full bathroom 7'11" x 10'1"

Living room 12'4" x 13'8"

Kitchen 9'2" x 10'7"

Bedroom 11'1" x 10'7"

Listing Presented By:



Originally Listed by:

Unison Jane Hoffman Realty

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.