



# 3052 Ensign Way West Kelowna British Columbia

\$739,000

Shannon Lake value alert! This 4-bed, 2-bath home sits on a generous 0.21-acre lot in one of West Kelowna's most family-friendly neighbourhoods. Start your day with a coffee on the massive front balcony that spans the entire width of the home, soaking in those stunning lake, mountain and city views. Wind down your evenings in the spacious backyard - complete with a cherry tree - where the western exposure brings you gorgeous sunset light. Inside, the upper living level feels bright and welcoming, with a functional layout that flows from the kitchen out to the backyard through sliding doors - ideal for BBQs and easy indoor-outdoor living. Three bedrooms and two bathrooms are on this level, including a primary with ensuite. The lower entry level has a fourth bedroom, a large rec room with sauna, laundry, and storage - and here's where it gets interesting: there's already a window in place behind the drywall, which means suite potential. Add some finishing touches and you could have a mortgage helper on your hands - that's a rare find at this price point! Parking is never an issue here - there's a large double garage, four more uncovered spaces, and RV parking. A heat pump keeps things comfortable year-round. Located close to schools, parks, trails, golf, and shopping, this is the kind of home that doesn't come up often at this price point. If you're a young family, first-time buyer, or investor with an eye for potential - this one is worth a look! (id:6769)

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- Other 9' x 9'
- Full ensuite bathroom 8'2" x 13'4"
- Full bathroom 7'11" x 9'
- Bedroom 9' x 9'10"
- Bedroom 9' x 10'1"
- Primary Bedroom 11'8" x 13'7"
- Kitchen 9' x 17'
- Dining room 10'3" x 11'9"
- Living room 11'11" x 15'10"
- Other 22' x 21'5"
- Gym 21'9" x 11'9"
- Utility room 15'4" x 11'9"
- Bedroom 8'3" x 16'4"
- Foyer 13'3" x 9'11"

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