



3482 Ridge Boulevard West Kelowna British Columbia

\$1,195,000

Set on prestigious Mission Hill in Vineyard Estates, this impeccably maintained walk-out rancher offers the perfect balance of space, privacy, and breathtaking mountain & cityscape views -- all on a generous 0.18-acre, pool-sized lot. From the moment you arrive, this home feels both welcoming & quietly impressive, designed for everyday comfort while effortlessly accommodating family, guests, and future possibilities. With 3,255 sq. ft., 5 bedrooms, and 3 bathrooms, the flexible two-level layout is ideal for growing families, multi-generational living, or those seeking suite potential. The main floor features a bright, open kitchen with a newly added island topped in quartz, induction range & new SS french-door fridge, custom pantry shelving with lighting, and seamless access to a covered deck overlooking the fenced backyard -- perfect for summer evenings, outdoor dining, or future pool plans. Downstairs, a full in-law kitchen, large recreation space, separate entrance & heated bathroom floors create excellent options for extended family or easy suite conversion. Thoughtful upgrades include new A/C (June 2025), refreshed paint, updated fireplace surround, modern hardware, Hunter Douglas window coverings, and a beautifully maintained double garage with epoxy flooring, EV-charger connection, and ample interior/exterior storage. Enjoy generous driveway parking for 4+ vehicles, plus dedicated RV parking, underground irrigation, BBQ hookup, newer roof & private hot tub area. All of this just minutes to top schools, beaches, trails, amenities -- and walking distance to Mission Hill Winery. This is a home that grows with you -- offering lifestyle, flexibility, and long-term value in one of West Kelowna's most desirable neighbourhoods! (id:6769)

Utility room 8'2" x 6'6"

Storage 12'5" x 7'11"

Kitchen 16'4" x 11'8"

Other 19'11" x 21'5"

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Laundry room 8'7" x 7'5"

Kitchen 9'4" x 6'10"

Bedroom 10'9" x 12'0"

3pc Bathroom 7'3" x 8'3"

Living room 13'3" x 11'7"

Bedroom 12'11" x 9'6"

Bedroom 9'4" x 13'11"

4pc Bathroom 5'6" x 8'2"

3pc Ensuite bath 5'4" x 11'10"

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