



## 368 Marmot Court Vernon British Columbia

\$849,000

Tucked into one of Foothills' most established and peaceful neighbourhoods, this 4-bedroom, 3-bathroom home isn't just a place to live—it's a place to exhale. Set on the high side of the street to capture the views of both Kalamalka and Okanagan Lake, the main living spaces are perfectly positioned on the upper level to soak it all in. Upstairs, the open-concept kitchen and dining room invite connection, while the spacious living room—with its cozy gas fireplace—is ready for everything from Sunday lounging to wine-with-friends nights. The primary bedroom includes a private 3-piece ensuite, and two additional bedrooms offer flexibility for family or guests. A separate laundry room offers access to the backyard—convenient for pets, kids, or post-gardening cleanup. Downstairs, a welcoming foyer leads into a bright lower level with suite potential. With its own entrance through the garage, a bedroom, full bathroom, large rec area (ready for a future kitchen/living/dining), and an extra family room that could serve either level—this space opens the door to multigenerational living or rental income. The backyard? It's fully fenced and private—featuring a hot tub, garden, a shed, and plenty of room to roam or relax. Surrounded by friendly neighbours and just minutes to Silver Star Mountain and walking distance to the grey canal trail, this is a home where views, value, and versatility come together. (id:6769)

Living room 12'9" x 15'5"

Other 12'5" x 15'5"

Full bathroom 8'0" x 8'6"

Bedroom 9'3" x 15'8"

Recreation room 17'5" x 13'0"

Foyer 12'10" x 11'6"

Bedroom 9'8" x 16'4"

Bedroom 10'4" x 12'7"

Full bathroom 7'5" x 7'4"

Full ensuite bathroom 7'6" x 8'6"

Primary Bedroom 15'6" x 12'9"

Laundry room 8'6" x 7'3"

Kitchen 16'6" x 11'3"

Dining room 11'4" x 11'7"

Living room 15'10" x 17'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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