



1836 Tower Ranch Boulevard 37 Kelowna British Columbia

\$859,900

Tremendous value! Priced \$30K less than last comparable sale in the development. Welcome to refined golf course living in the heart of Tower Ranch. Perfectly positioned along the 18th green of Tower Ranch Golf Course, this walk-out rancher offers stunning fairway views, main-floor convenience, and a layout designed for comfort and flexibility. The bright main level features vaulted ceilings and expansive windows that frame the course, filling the home with natural light. The gourmet kitchen offers generous counter space, ample storage, and an ideal setup for hosting friends after a round. The primary bedroom is thoughtfully located on the main floor, overlooking the green; a peaceful setting to start and end your day. A dedicated den provides the perfect office or reading space for professionals or retirees managing projects from home. Downstairs, the walk-out level is guest-ready with two additional bedrooms, a full bathroom, and a spacious recreation room. A large unfinished storage area offers excellent potential for a studio, gym, or hobby room. The double garage adds everyday convenience. Set within a quiet, well-maintained community just steps from the clubhouse, this is lock-and-leave living at its finest. Ideal for golf enthusiasts, professionals, or those seeking low-maintenance comfort in an established executive neighbourhood. (id:6769)

Utility room 9'5" x 8'6"

Storage 16'2" x 19'10"

Full bathroom 11'11" x 5'11"

Bedroom 16' x 10'7"

Bedroom 15'11" x 10'6"

Family room 16'5" x 28'1"

5pc Ensuite bath 12'3" x 12'5"

2pc Bathroom 5'1" x 5'1"

Foyer 7'5" x 9'10"

Laundry room 10'6" x 7'0"

Den 6' x 8'7"

Primary Bedroom 12'7" x 22'5"

Living room 16'6" x 11'7"

Dining room 17'11" x 13'1"

Kitchen 11'2" x 12'9"

Listing Presented By:



Originally Listed by:
REMAX Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
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.