



# 1450 Union Road 38 Kelowna British Columbia

\$1,049,000

HIDDEN LAKE LOOKOUT | Rarely offered and quietly positioned in one of Wilden's most coveted settings, this semi-detached walkout rancher townhome offers an exceptional blend of luxury, comfort and nature.

Spanning 3,100+ sqft, this beautifully designed home features 4 bedrooms 3 full bathrooms with a layout tailored for effortless living. The main floor welcomes you with an open-concept design, elegant white cabinetry, stone tops and high end SS appliance. The space is filled with natural light and framed by peaceful views. The spacious primary suite offers a full ensuite, and a 2nd bedroom provides flexibility as a bedroom or a home office with convenient access to the main bath. The fully finished walkout level expands your living space with a generous rec room, 2 additional bedrooms, full bath, versatile flex room--perfect for crafts, fitness or flex space. Step onto the covered patio and experience the quiet magic of this home: overlooking parkland and the tranquil waters of Walroy Lake, surrounded by greenspace and endless moments of calm. Also features an attached double garage with epoxy flooring. Wilden continues to grow with the anticipated Village & Market Square, envisioned as a vibrant destination for coffee, casual dining and everyday convenience. Future school plans enhance this sought-after community. Surrounded by hiking, biking and walking trails, yet just 5 minutes to downtown Kelowna. Pet friendly: 2 dogs, 2 cats, or one of each welcome. (id:6769)

Dining nook 10'9" x 4'7"

Utility room 21'3" x 16'3"

Storage 12'10" x 7'8"

Recreation room 24'8" x 27'6"

Storage 11'6" x 15'4"

4pc Bathroom 9'11" x 10'11"

Bedroom 11'5" x 15'1"

Bedroom 11'7" x 15'4"

Primary Bedroom

Living room 20'2" x 21'5"

Laundry room 10'6" x 7'10"

Kitchen 13'10" x 9'3"

Workshop 22'1" x 22'2"

Dining room 16'9" x 10'0"

Bedroom 11'9" x 11'7"

5pc Ensuite bath 11'10" x 8'5"

3pc Bathroom 10'9" x 8'2"

Listing Presented By:



Originally Listed by:

Sotheby's International Realty Canada

<https://sothebysrealty.ca/en/christina-major/>



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 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.