



# 440 Audubon Court Kelowna British Columbia

\$2,150,000

Step into your dream home! This stunning modern residence seamlessly blends luxury, comfort, and functionality, offering an exceptional living experience for you and your family. The main floor features a spacious master suite with a spa-like ensuite bathroom with heated floor and direct access to the balcony, providing the perfect spot for morning coffee or evening unwinding. The living room boasts high ceilings and a linear gas fireplace with a built-in fan for cozy evenings. The chef's kitchen is a culinary delight, equipped with SS appliances, a built-in Miele coffee machine and a butler pantry. The adjacent dining room is bright and spacious, with large windows allows you to enjoy breathtaking sunset views while dining. Upstairs, you'll find 2 bedrooms, a dedicated office space, and a spacious family room perfect for relaxation or family activities. The lower level is designed for enjoyment and guest accommodation, with suite potential. It features a theater room for cinema-quality entertainment, 2 additional bedrooms and a stylish bar with a sitting area. Outdoor living includes an inground pool, hot tub, and a partially covered patio with a fan and gas hookup for an outdoor kitchen. Additional features include a mudroom with garage entry and a triple oversized garage with two doors and a large workbench area. Conveniently located near Chute Lake ES, public transport, and parks, this home offers unparalleled convenience. Own this rare gem in a desirable neighborhood! (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.searchkelownaproperty.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

- |                            |                              |
|----------------------------|------------------------------|
| Loft 28'11" x 27"          | 3pc Bathroom 11'8" x 11'4"   |
| Bedroom 14'5" x 15'6"      | Other 6'7" x 8'6"            |
| Bedroom 12' x 15'8"        | Primary Bedroom 14' x 14'10" |
| 5pc Bathroom 9'11" x 12'3" | Bedroom 10'10" x 11'7"       |
| Utility room 6'3" x 6'11"  | Living room 14'2" x 17'10"   |
| Other 16'5" x 23'4"        | Laundry room 9'1" x 12'3"    |

Recreation room 26'3" x 24'9"  
 Bedroom 13'11" x 14'0"  
 Bedroom 12' x 15'8"  
 Other 12'1" x 9'1"

Kitchen 11'10" x 14'6"  
 Other 32'5" x 30'9"  
 Foyer 11'6" x 6'9"

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.