



2365 Stillingfleet Road 75 Kelowna British Columbia

\$854,900

BRIGHT & SPACIOUS 2 BDRM/2 BATH + DEN RANCHER located in the popular GATED COMMUNITY of Balmoral! This highly desirable floor plan offers 1642 SF of pristine OPEN CONCEPT living space, w/9FT ceilings, incorporating COMFORT & STYLE! The LARGE WINDOWS & 4 SKYLIGHTS allow for loads of NATURAL LIGHT to flow through! The warm & welcoming kitchen hosts an abundance of cabinetry, granite countertops & a beautiful u-shaped island overlooking the dining room & spacious living room with a tray ceiling & gas f/p! The nice sized den w/skylight provides a fantastic additional space to be used creatively. The large primary bedroom encompasses a big walk-in closet & a 3 piece ensuite. Across the hall, the second bedroom is sizeable & allows easy access, as a cheater ensuite, to the 4 piece main bathroom. The spacious laundry room/mud room hosts cabinetry, storage, access to the crawl space & double garage. The driveway allows for two additional parking spaces. Enjoy the front courtyard or the partially covered patio in the back for private evening BBQ's. FURNACE & AC (2022). LOW STRATA FEES! Pets under 18" are welcome! The Balmoral Community is centrally located close to the hospital, shopping and is one of the most sought after 55+ gated communities, boasting beautifully maintained & landscaped green spaces, an amazing Clubhouse with indoor swimming pool, hot tub, gym, library, social room & meeting room. QUICK POSSESSION IS POSSIBLE! (id:6769)

- Laundry room 14'3" x 8'1"
- Full bathroom 10'7" x 5'0"
- Den 11'4" x 10'7"
- Bedroom 12'2" x 12'11"
- Other 8'11" x 9'8"
- Full ensuite bathroom 9'4" x 6'9"
- Primary Bedroom 22'6" x 12'5"
- Dining room 13'6" x 10'6"
- Kitchen 12'2" x 11'6"
- Living room 19'8" x 16'3"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

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Royal

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