



## 767 Acadia Street Kelowna British Columbia

\$1,425,000

Discover this beautifully designed, family friendly home within walking distance to the University (UBCO), just minutes from the airport and only a 15 minute drive to downtown Kelowna. The bright, open concept main level is thoughtfully laid out for everyday living and entertaining, featuring a versatile bedroom or home office, and a stunning two toned kitchen with quartz countertops, walk-in pantry, and a large island ideal for gathering. The spacious great room offers a cozy gas fireplace and opens onto a generous deck with both covered and uncovered areas - perfect for enjoying mountain views year round. Upstairs, families will appreciate three well sized bedrooms, two bathrooms, a secondary living area ideal for kids or teens, and a full laundry room with built-in storage. The luxurious primary suite includes a soaker tub, double vanity, and ample storage, while heated floors in all bathrooms add a touch of everyday comfort. The lower level features a high-end LEGAL 1 bedroom walk-out suite with quartz countertops, walk-in pantry, spacious walk-in closet, bar fridge, and private covered patio perfectly suited for multigenerational living, extended family, or an excellent mortgage helper. An attached double garage offers added convenience, with a kids' park just down the street - enhancing the home's family friendly appeal and overall lifestyle flexibility. (id:6769)

Primary Bedroom 12' x 14'8"  
Laundry room 14'11" x 8'9"  
Family room 15' x 12'10"  
Bedroom 12'5" x 15'3"  
Bedroom 12'10" x 11'3"  
Full ensuite bathroom 8'6" x 14'8"  
Full bathroom 10'5" x 4'11"  
Utility room 19'4" x 15'9"  
Recreation room 11'3" x 14'

Kitchen 14'8" x 9'4"  
Dining nook 13'5" x 7'1"  
Bedroom 11'3" x 14'  
Full bathroom 10' x 4'11"  
Bedroom 10'5" x 12'5"  
Living room 16'9" x 16'6"  
Kitchen 8'11" x 14'5"  
Dining room 10'10" x 14'5"  
Partial bathroom 5' x 5'

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.kelownahomes.ca/>



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