



## 920 Graf Road Kelowna British Columbia

\$975,000

This bright and spacious home offers an inviting open concept layout with beautiful hardwood floors, cozy gas fireplace and abundant natural light. Featuring 4 bedrooms + den, this home includes 3 spacious bedrooms upstairs, with the primary suite boasting a walk-in closet and ensuite. The kitchen is thoughtfully designed, complete with an eating bar/island, pantry, and newer appliances including a gas range. Seamless access to the covered deck and backyard from the dining area is perfect for summer BBQs. The recently finished lower level offers incredible flexibility with a separate entrance, large bedroom, full bath, rec room, den and ample storage! Perfect for extended family or the potential to be suited. Step outside and enjoy the fully fenced yard, complete with a hot tub and an above-ground pool (not currently set up for the season). Additional highlights include an attached double garage, flat driveway with RV parking, and a peek-a-boo lake view. Located in a quiet, family-friendly neighborhood, this home is just minutes from schools, YMCA, Rutland Sports Fields, and all amenities. (id:6769)

Storage 21'1" x 11'2"

Full bathroom 4'11" x 10'11"

Den 17'2" x 17'11"

Recreation room 15'6" x 26'2"

Bedroom 14'6" x 13'1"

Full ensuite bathroom 7'9" x 8'3"

Primary Bedroom 15'5" x 15'8"

Bedroom 12' x 12'1"

Laundry room 6'6" x 6'5"

Bedroom 12' x 12'4"

Foyer 6'2" x 8'4"

Full bathroom 7' x 7'9"

Living room 24'10" x 16'

Kitchen 17'4" x 10'

Listing Presented By:



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