



2455 Quail Ridge Boulevard 111 Kelowna British Columbia

\$869,900

Rarely does a home come to market having had just one owner from day one -- and it shows. This 4-bedroom, 3-bathroom walk-out rancher in the heart of Quail Ridge has been meticulously cared for inside & out, with panoramic golf course views unfolding from both levels. Hardwood floors, vaulted ceilings & expansive windows set the tone on the main level, where the views take centre stage from nearly every room. The kitchen is finished with granite countertops, stainless steel appliances & a casual breakfast nook, opening naturally to a living area anchored by a gas fireplace. From here, step out to the covered deck -- a favourite spot for morning coffee or watching the sun set over the fairways. The primary suite offers a true retreat, with a walk-in closet & a spa-inspired ensuite featuring a custom tiled walk-in shower with bench. A formal dining area, powder room & mudroom complete a main floor designed for both everyday living & entertaining. Downstairs, the walk-out lower level continues the golf course outlook with a spacious family room warmed by a second fireplace, three additional bedrooms, a full bathroom & direct access to the covered patio & low-maintenance landscaping -- ideal for guests, family or simply spreading out. Thoughtful upgrades run throughout, including Hunter Douglas blinds, Sierra Stone driveway, an epoxy garage floor, Duradek decking, a water softener & reverse osmosis system. Set minutes from UBCO, the airport & everyday amenities, this is Okanagan living at its most turnkey -- a rare offering from an owner who has cared for every detail. (id:6769)

Family room 15'7" x 19'1"

Bedroom 16'2" x 18'7"

Full bathroom 7'9" x 8'1"

Bedroom 10'11" x 12'0"

Bedroom 13'3" x 12'5"

Foyer 13'0" x 9'8"

Dining room 15'0" x 11'1"

Living room 15'0" x 19'0"

Dining nook 9'0" x 13'0"

Kitchen 18'4" x 13'0"

Partial bathroom 7'7" x 3'3"

Mud room 15'3" x 6'10"

Full ensuite bathroom 8'5" x 9'3"

Primary Bedroom 14'0" x 12'0"

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