



# 1116 Caledonia Way West Kelowna British Columbia

\$998,000

Welcome to this impeccably maintained 3 bedroom + den, 3 bath, custom home nestled in the family friendly neighbourhood of West Kelowna Estates. With charming vineyard views, many custom updates, and a private backyard perfect for relaxing or entertaining, this is a property you won't want to miss! The main living area upstairs features a kitchen with vineyard views that flows into the adjacent living room, centered around a cozy fireplace that opens up into your private, backyard oasis primed for a hot tub. Inside, a bright secondary family room seamlessly connects to the dining area, where French doors lead to a covered deck--an ideal spot for enjoying a peaceful morning coffee or hosting friends. The primary bedroom is a retreat of its own, featuring French doors that open directly to your private backyard, filling the space with natural light and fresh air. A generous walk-in closet and ensuite complete the space. A secondary bedroom and full bathroom upstairs offer a comfortable space for family or guests. The lower level entrance welcomes you with a large, bright main floor office that would be perfect for a home-based business or remote work. This level is complete with a bathroom, den and two large storage areas, with access to your 2 car garage. Just a 10 minute drive to downtown Kelowna, yet surrounded by scenic walking paths, excellent schools, award-winning wineries, and premier golf courses--everything you need for the Okanagan lifestyle is right at your doorstep! (id:6769)

Family room 15'4" x 14'4"

Dining room 14'7" x 12'10"

Kitchen 15'7" x 14'10"

Living room 21'3" x 14'8"

Bedroom 11'0" x 12'7"

4pc Bathroom 11'0" x 5'0"

3pc Ensuite bath 5'4" x 8'2"

Primary Bedroom 14'6" x 14'0"

Utility room 16'4" x 13'10"

Office 18'3" x 14'0"

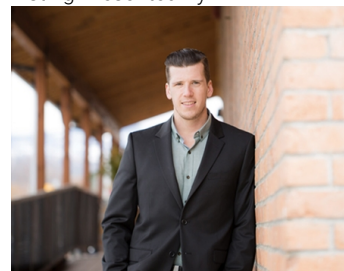
Laundry room 10'2" x 10'5"

Bedroom 14'5" x 14'0"

3pc Bathroom 10'3" x 8'7"

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