



## 2490 Tuscany Drive 13 West Kelowna British Columbia

\$725,000

Welcome to this bright and spacious end-unit townhome in the highly sought-after Era complex in Shannon Lake. With nearly 2000 sqft of thoughtfully designed space, this home offers three bedrooms on the upper level, two full bathrooms, and convenient upstairs laundry. The main floor boasts an open concept layout with abundant natural light thanks to the unit's southern exposure and extra corner windows and a spacious balcony with mountain views. Downstairs, a flexible fourth bedroom perfect for guests, a home office, or gym with access to the attached single-car garage and backyard. Enjoy the fully fenced yard that walks out into community green space, plus two additional driveway parking stalls on a no-through road setting for peace and privacy. Located in close proximity to Shannon Lake and the Shannon Lake Golf Course, and surrounded by trails, this pet and family-friendly complex is ideal for those wanting outdoor lifestyle with everyday ease. Don't miss your chance to view this stunning townhome. Contact our team today to book your private viewing! (id:6769)

4pc Bathroom 6' x 9'1"  
 4pc Ensuite bath 4'11" x 10'9"  
 Bedroom 9'11" x 12'2"  
 Bedroom 10'11" x 10'7"  
 Primary Bedroom 11'9" x 13'4"  
 Other 13'5" x 21'10"

Bedroom 13'5" x 18'3"  
 Utility room 6' x 9'11"  
 2pc Bathroom 5' x 4'9"  
 Dining room 11'9" x 8'7"  
 Living room 18'5" x 15'2"  
 Kitchen 15'11" x 15'4"

Listing Presented By:



Originally Listed by:  
 Royal LePage Kelowna

<http://tjsteph.com/>

**RE/MAX Kelowna**

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