



# 2097 Rose Anne Court West Kelowna British Columbia

\$875,000

Tucked into a quiet cul-de-sac in the heart of Rose Valley, this corner lot home offers the kind of layout and setting families are always searching for. With charming curb appeal and a true sense of community, it's a place where kids can immediately feel part of the neighbourhood. Inside, the home is designed with functionality in mind, featuring a bright and welcoming main level with vaulted ceilings and a cozy fireplace anchoring the living space. A primary bedroom with a ensuite is conveniently located on the main floor, offering excellent flexibility for those looking for long-term main-level living. Step directly out to the backyard and enjoy a private, flat, fully usable outdoor space--perfect for kids or pets playing, hosting friends, or unwinding at the end of the day. The upper level features 2 bedrooms and a bathroom, creating an ideal setup for families, while the lower level adds even more flexibility with a 4th bedroom, a rec room/den, and a family room with a dedicated theatre setup, complete with soundproofing and a wet bar for easy entertaining. Additional features include a double garage with built-in storage. This well-cared-for home offers a combination of thoughtful layout, and a location that remains one of West Kelowna's most loved neighbourhoods, where families will enjoy walking to nearby schools, parks, and trails, all while being just minutes from everything West Kelowna has to offer (including local tennis courts and pools--membership required). (id:6769)

3pc Bathroom 8'9" x 5'0"

Other 9'6" x 5'3"

Bedroom 11'7" x 11'9"

Bedroom 10'10" x 11'10"

3pc Bathroom 5'10" x 7'7"

Laundry room 7'4" x 4'6"

Recreation room 10'3" x 11'1"

Bedroom 10'3" x 11'1"

Living room 10'7" x 16'7"

Dining room 8'3" x 14'1"

Kitchen 10'10" x 15'0"

Other 8'2" x 3'7"

2pc Bathroom 5'0" x 4'11"

Other 8'3" x 5'0"

Primary Bedroom 12'4" x 6'0"

3pc Ensuite Bath 12'4" x 6'0"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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Other 4'9" x 7'9"

Other 5'0" x 4'10"

Family room 24'1" x 14'6"