



# 2172 Alvarado Trail West Kelowna British Columbia

\$897,000

One of the largest homes in Sonoma Pines! This well maintained semi-detached home offers 3 bedrooms + den, 3 bathrooms, and a double car garage, just minutes from Okanagan Lake. Bright open concept main floor featuring a den, powder room, and spacious living/dining area. The kitchen impresses with granite countertops, a large island, pantry, and newer stainless steel appliances. The living room includes a gas fireplace and access to a view deck with motorized blinds and beautiful lake and mountain views. Main floor primary bedroom with walk-in closet and ensuite with double sinks and walk in shower. Laundry on the main with access to the oversized 400+ sq ft garage. Fully finished lower level includes a rec room with lake views and covered patio, 2 bedrooms, full bath, and hobby room (currently set up with free standing model train). Additional features: built-in vacuum, hot water tank (2022), recently serviced furnace, elegant main floor tiles, engineered hardwood flooring and new backyard rock wall (landscaping to be completed in Spring). Located in the desirable Sonoma Pines community at Two Eagles Golf Course, close to shopping, restaurants, and recreation. Clubhouse amenities include fitness room, library, billiards, and social spaces. RV & boat parking available. (id:6769)

- Utility room 11'9" x 3'
- Other 28'3" x 20'6"
- Family room 16'4" x 21'4"
- Bedroom 16'4" x 11'10"
- 4pc Bathroom 10'4" x 5'
- Bedroom 14'7" x 20'8"
- Other 22'1" x 20'4"
- Den 13'8" x 10'6"
- 2pc Bathroom 6' x 6'6"
- Laundry room 9'3" x 9'
- Other 8'10" x 8'10"
- 4pc Ensuite bath 7' x 9'
- Primary Bedroom 14'1" x 12'10"
- Living room 18'10" x 15'11"

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