



# 2413 Cobblestone Road West Kelowna British Columbia

\$1,349,900

Set on a beautifully maintained lot in one of West Kelowna's best neighbourhoods, this walkout rancher offers polished comfort, a functional layout, and a private backyard designed for Okanagan summers. Strong curb appeal, mature landscaping, and a well kept exterior set the tone before stepping inside. The main floor is bright and welcoming, with vaulted ceilings, a gas fireplace, large windows, updated hardwood flooring through the main living areas, a main level primary bedroom, and a second bedroom/office space, plus a heated garage. The kitchen features rich wood cabinetry, a large island, and direct access to the covered deck, creating a natural connection between indoor living and outdoor dining. Fresh interior paint adds a clean, updated feel throughout. Downstairs, new carpet brings a fresh finish to the fully completed walkout level, where a spacious rec room, fireplace, and direct backyard access provide flexible room for relaxing, entertaining, or hosting guests. Outside, the backyard is a true highlight, with excellent privacy around the pool and patio area, beautifully crafted garden boxes, a poolside bar for your weekend parties and a covered pergola for peaceful nights. Resealed concrete on both the driveway with room for your RV and the large pool deck adds to the home's carefully maintained presentation. Second Bedroom/Office on Main Floor Has Double Glass Doors; easy to change to something solid/non-see-through. (id:6769)

- Storage 17'9" x 14'11"
- Recreation room 28'0" x 28'8"
- Bedroom 13'2" x 13'5"
- Bedroom 11'8" x 13'5"
- 4pc Bathroom 8' x 4'11"
- Primary Bedroom 13'8" x 17'5"
- Bedroom 10'10" x 9'3"
- Living room 13' x 16'
- Laundry room 6'7" x 5'3"
- Kitchen 14'1" x 12'4"
- Other 19' x 21'1"
- Foyer 6'8" x 6'7"
- Dining room 10'0" x 11'5"

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