



2523 Hillsborough Road West Kelowna British Columbia

\$2,650,000

This modern home sits on a gated .75-acre private lot in a quiet, sought-after community in Lakeview Heights. Surrounded by mature, easy-to-maintain gardens and backing onto nature, the property offers stunning panoramic views of the lake, mountains, and city skyline. The expansive, well-established gardens create a tranquil setting perfect for relaxation and outdoor enjoyment. The home boasts numerous recent upgrades, including the addition of a 4th bedroom, a new furnace, a new high-efficiency heat pump, a 12kW solar panel system, and a Powerwall 3 energy storage battery. These energy-efficient features significantly reduce utility bills and contribute to a sustainable lifestyle. Inside, enjoy a warm and welcoming ambiance highlighted by an impressive fireplace and floor-to-ceiling windows framing picturesque lake, mountain, and city views. The gourmet kitchen features an oversized granite island, a butler's pantry, and immediate access to a covered deck ideal for al fresco dining or relaxing around a natural gas fireplace. Outdoor amenities are equally impressive, including a hot tub off the primary suite, a heated 14'x36' pool, and a private outdoor cabana bar with fridge, sink, and surround sound. Located just minutes from downtown Kelowna, golf courses, schools, and city parks, this home is ideally situated for outdoor enthusiasts with nearby hiking and biking trails in Kalamoir Park. Short walks lead to wineries, shops, pubs, cafes, and the new community centre with recreational facilities - such as tennis, pickleball, basketball courts, and a playground. Additional features include a new 4th bedroom with lakeview, private entrance lower level one-bedroom Airbnb, ideal for generating extra income, and room for a potential carriage house, perfect for multi-generational living or additional rental opportunities. (id:6769)

3pc Ensuite bath 7'4" x 15'3"

5pc Ensuite bath 18'1" x 16'3"

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| Storage 5'11" x 12'2" | Laundry room 6'1" x 9'1" |
| Other 6'9" x 10'10" | Kitchen 14'3" x 16'2" |
| Den 14'1" x 12'6" | Dining room 13'6" x 12'11" |
| Recreation room 25'1" x 19'3" | Great room 25'1" x 19'5" |
| Bedroom 10'2" x 13'4" | Foyer 7'8" x 16'11" |
| Other 9'4" x 8'10" | |