



## 279 Upper Canyon Drive Kelowna British Columbia

\$1,675,000

Exquisite Ultramodern Executive Home with Spectacular Mountain Views! This exceptional residence features a meticulously designed layout with high-end finishes throughout. On the main level, you'll find a spacious living room with vaulted ceilings, a custom gas fireplace, and large windows that flood the space with natural light. The layout also includes a versatile study/den, a convenient powder room, a stylish kitchen with quartz countertops and soft-close cabinetry, and a dining area with large windows. Upstairs, a large master suite with a walk-in closet and a luxurious 5-piece bathroom, complete with modern tile work, double sinks, heated flooring, a seamless glass shower, and a separate tub. This floor also includes two additional bedrooms and a full bathroom as well with dual sinks. The LEGAL walkout basement features 10-foot ceilings and large windows, offering a bedroom /hobby room and a 2 bedroom legal suite with a separate entrance and own climate control. This family home boasts many features including large backyard, high efficiency hot water tank, air purifier, water leak sensors, wired-in security cameras around the house, noise proof doors and walls in the second floor, water filtration and much more. Built by the award-winning Rykon Construction, this home is a masterpiece of craftsmanship and attention to detail. This stunning property offers incredible value and won't last long! Measurements approximate, if important, please confirm. Suit is vacant. (id:6769)

Primary Bedroom 11'11" x 15'3"

Bedroom 14'10" x 11'4"

Bedroom 12'7" x 12'0"

Full ensuite bathroom 13'10" x 11'6"

5pc Bathroom 10'1" x 5'1"

Utility room 4'8" x 8'10"

Living room 18'3" x 11'5"

Bedroom 10'4" x 7'2"

Bedroom 13'2" x 15'9"

4pc Bathroom 9'8" x 4'9"

Office 6'8" x 6'5"

Living room 19'8" x 16'6"

Laundry room 10'1" x 9'7"

Kitchen 17'2" x 14'3"

Bedroom 12'5" x 11'11"

Dining room 10'5" x 10'7"

Listing Presented By:



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Bedroom 11'10" x 10'7"

2pc Bathroom 5'1" x 5'7"