



302 Upper Canyon Drive Kelowna British Columbia

\$1,199,000

Expansive valley views and stunning sunsets await you in this warm and welcoming four bedroom, three bathroom walkout rancher. Located in highly desirable Wilden, a wonderful neighbourhood close to everything, and oriented for beautiful views in every season. Upon entry you are greeted with a spacious open floorplan which takes full advantage of the privacy and West-facing views. The main living space features a cozy gas fireplace, and access to the oversized covered deck, perfect for outdoor living in all seasons. The kitchen features granite counters, gas range, stainless steel appliances, convenient walk-through pantry, and a lovely dining area. The spacious primary suite has access to the deck, with a generous ensuite with dual vanities, and dual closets (one walk-in). The main floor also contains a second bedroom (or office), with a full bathroom perfect for guests. Downstairs is a large 1 bedroom in-law suite. The suite could easily be used as a natural extension of the main home, with bedroom, bathroom, and huge family room. Currently used as an art studio. The fourth bedroom is over-sized with tremendous amounts of space and flexibility. Option to add a 5th bedroom as well! Refreshed landscaping, and new hardwood floors finish this great home. The oversized double garage has tons of space for parking and storage. Extensive walking and hiking trails are directly across the street for endless outdoor recreation. Quality build by Rykon Construction. (id:6769)

Dining nook 10' x 6'2"	4pc Bathroom 8'9" x 5'8"
Other 16'5" x 6'11"	4pc Ensuite bath 9'5" x 8'3"
4pc Bathroom 8'11" x 8'5"	Foyer 8'6" x 8'5"
Bedroom 11'2" x 12'0"	Bedroom 10'7" x 14'5"
Bedroom 23'0" x 16'0"	Primary Bedroom 19'2" x 13'8"
Recreation room 30'6" x 20'0"	Dining room 11'0" x 6'7"
Other 23' x 20'	Kitchen 14'1" x 13'8"
Laundry room 11'5" x 6'2"	Living room 20' x 17'

Listing Presented By:



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Angell Hasman & Assoc Realty Ltd.

<https://hallcassie.com/>

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