



# 3319 Grouse Road West Kelowna British Columbia

\$935,000

Discover this impeccably maintained walk-out rancher, a refined retreat set on a private, 0.38-acre oasis with 200-amp service to the lot. Featuring a generous floor plan, this elegant home offers 2 bedrooms, 2 bathrooms, and beautifully finished living spaces enriched with quality upgrades throughout. The lower level serves as a true haven, featuring a massive primary bedroom with a huge walk-in closet, custom doors, and multiple versatile spaces. Enjoy a stylish bar area with a wine fridge, a dedicated gym area, and a large recreation room that could be easily converted into a third bedroom, giving you exceptional flexibility for guests or growing needs. Outdoors, the property shines as a serene sanctuary. Enjoy lush landscaping, full irrigation, ambient automated lighting, fire pits, and a relaxing hot tub, now enhanced with a brand-new awning for year-round comfort and enjoyment. A beautiful Saskatoon berry bush offers natural charm and seasonal flavour in the front yard, while durable Hardie siding enhances curb appeal and longevity. Car enthusiasts, hobbyists, and professionals will be impressed by the heated, insulated, and powered 884 square foot shop featuring 16-ft ceilings, a 14-ft overhead door, and a negotiable lift. A 30-amp serviced RV site with seasonal water adds versatility for guests, extended stays, or potential future pool needs. Major updates provide peace of mind, including a new roof, a 2020 furnace and A/C, and a new hot water tank. Additional conveniences include a double attached heated and cooled garage, ample parking, and peaceful surroundings. Ideally located near top-rated schools, renowned wineries, golf courses, and essential amenities, this home delivers the perfect blend of luxury, functionality, and privacy. A truly exceptional opportunity, and one not to be missed.

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Listing Presented By:



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**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

Recreation room 14'9" x 25'1"

Living room 19'1" x 17'11"

Exercise room 21'10" x 13'4"

Kitchen 11'1" x 17'8"

Full bathroom 9'8" x 6'7"

Bedroom 14'6" x 14'4"

Primary Bedroom 15'9" x 11'9"

Full bathroom 5'9" x 7'11"

Exercise room 21'10" x 13'4"

Kitchen 11'1" x 17'8"

Full bathroom 9'8" x 6'7"

Bedroom 14'6" x 14'4"

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Laundry room 12'3" x 11'5"