



## 3340 Mimosa Drive West Kelowna British Columbia

\$539,000

Welcome to Sage Creek, a secure, gated 45+ community in the heart of Westbank. This beautifully upgraded 2-bed, 2-bath home offers 1,171 sqft of bright, single-level living, an ideal lock-and-leave property for those who value low-maintenance comfort. Inside, you'll find hardwood floors, updated appliances, modern fixtures, fresh paint, and custom built-in shelving (ask your agent for a more comprehensive list). The durable Hardie plank exterior adds timeless curb appeal, while the inviting patio provides the perfect place to unwind. A single-car garage with epoxy flooring offers secure parking, with additional guest parking available. A 3' crawl space delivers excellent extra storage. Monthly fee is \$517.64 and includes snow removal, landscaping, and access to the clubhouse with gym and common areas. Residents enjoy a well-appointed clubhouse featuring a full kitchen, pool table, gym, and library- an ideal extension of your living space. Shopping, restaurants, Home Depot, Two Eagles Golf Course, and some of the Okanagan's most celebrated wineries are just steps away. Experience comfort, convenience, and community in one of Westbank's most desirable developments. Enjoy the best the Okanagan has to offer. (id:6769)

Kitchen 14'9" x 10'10"

Utility room 2'7" x 2'7"

Primary Bedroom 12'3" x 13'

Mud room 8'1" x 6'9"

Living room 10'5" x 16'6"

Laundry room 8'6" x 3'

Other 12'9" x 19'10"

Dining room 14'9" x 8'8"

Bedroom 12'2" x 10'7"

4pc Ensuite bath 8' x 4'11"

3pc Bathroom 8'8" x 4'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.paulhawley.ca/>

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