



# 3374 Larkspur Court Kelowna British Columbia

\$1,500,000

Welcome to 3374 Larkspur Court. Situated on a 0.41-acre lot, this property offers over 5,600 sqft. of versatile living space, including three separate living areas, each with its own private entrance—ideal for family, guests, or rental income opportunities. Step into the main floor, where a warm and inviting atmosphere greets you. The entry opens into a cozy den, perfect for a home office, and a formal dining room with direct access to the kitchen. The kitchen flows seamlessly into the living room, where a gas fireplace invites you to relax and unwind. The main floor also features a spacious games room, a wet bar, and a folding nano window opening to the pool deck, Perfect for entertaining. Upstairs, you'll find four comfortable bedrooms and two bathrooms, including a luxurious primary suite with a walk-in closet and ensuite bathroom. The upper level also features a versatile great room with an additional bathroom and two more bedrooms. This space can serve as extra living quarters for the family or be easily closed off for long-term rentals. The lower level has been thoughtfully converted into a full suite, providing an ideal setup for multi-generational living or rental income. It includes two large bedrooms, a full bathroom, laundry facilities, and a spacious kitchen and living room area. The outdoor space is truly a private oasis. The expansive pool deck, offers multiple seating areas, a sunken hot tub, and a bar, all surrounding a sparkling 40x20 saltwater pool. (id:6769)

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|----------------------------|---------------------------------|
| Bedroom 13'1" x 13'4"      | 3pc Bathroom 14'6" x 7'11"      |
| Bedroom 13'1" x 12'6"      | Utility room 14'6" x 4'1"       |
| Bedroom 14'0" x 27'6"      | Bedroom 12'1" x 11'6"           |
| Bedroom 11'2" x 18'5"      | Kitchen 12'5" x 11'4"           |
| 4pc Bathroom 11'0" x 4'11" | Recreation room 15'11" x 15'11" |
| Family room 21'11" x 29'1" | Media 15'11" x 22'9"            |
| 3pc Bathroom 6'11" x 9'0"  | Mud room 8'1" x 13'2"           |
| Bedroom 11'0" x 11'4"      | 2pc Bathroom 10'0" x 10'0"      |

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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5pc Ensuite bath 12'2" x 14'8"

2pc Bathroom Measurements not available

Primary Bedroom 13'0" x 16'6"