



# 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)

- Bedroom 13'1" x 13'4"
- Bedroom 13'1" x 12'6"
- Bedroom 14'0" x 27'6"
- Bedroom 11'2" x 18'5"
- 3pc Bathroom 14'6" x 7'11"
- Utility room 14'6" x 4'1"
- Bedroom 12'1" x 11'6"
- 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 11'4" x 11'4"
- 2pc Bathroom 11'0" x 11'0"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.homesearchkelowna.com/>

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

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

5pc Ensuite bath 12'2" x 14'8"  
Primary Bedroom 13'0" x 16'6"

2pc Bathroom Measurements not available