



# 3464 Cougar Road West Kelowna British Columbia

\$599,000

Quick Possession and Move In Ready! Located in the popular Talons community, this affordable 3-bedroom, 2-bathroom townhome (with a roughed-in 3rd bathroom downstairs!) offers a super functional 4-level split layout. It's the perfect mix of style, space, and convenience. The main floor is bright and open, featuring a modern kitchen with stainless steel appliances, granite countertops, a large island with a double sink, perfect for meal prep or hanging out with friends - and bonus pantry storage for extra organization. The living and dining areas flow right out to a covered patio where you can kick back and enjoy! Upstairs, you'll find a spacious bedroom and a full bathroom, while the top floor is dedicated to the primary suite, featuring plenty of closet space and a private 4-piece ensuite, offering great separation and privacy. The lower level features a spacious room that can be used as a third bedroom or flex space, with its own entrance to a covered patio and roughed-in plumbing for a third bathroom - perfect for families with kids, guests, in-laws, or a home office. Extras include central A/C, laundry room with sink, central vac, an over-length single garage, and room for two more cars in the driveway. There's even a nice bit of green space- Pets welcome ( 2 dogs or 2 cats - any size) Just minutes from golf, beaches, wineries, restaurants, and shopping, this home makes it easy to enjoy everything the Okanagan has to offer - without breaking the bank. (id:6769)

Primary Bedroom 13'5" x 18'7"

Bedroom 12'1" x 9'8"

Full ensuite bathroom 9'8" x 5'

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

Utility room 3'7" x 8'10"

Other 9'7" x 2'1"

Bedroom 17'1" x 20'6"

Laundry room 7'9" x 7'3"

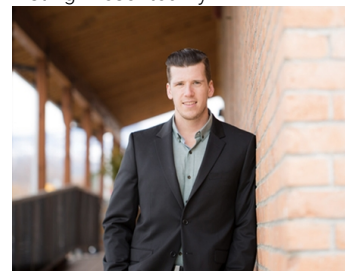
Living room 12'1" x 10'11"

Kitchen 10'2" x 10'7"

Other 12'3" x 19'11"

Dining room 8'11" x 10'7"

Listing Presented By:



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Coldwell Banker Horizon Realty

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