



# 3637 Emerald Road West Kelowna British Columbia

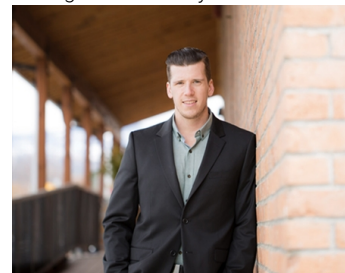
\$1,998,000

Walkout rancher on 5 private, treed acres in West Kelowna with breathtaking lake views! Fully renovated and move-in ready, this 3 bed, 3 bath home blends rural lifestyle with modern comfort—just 10 minutes to downtown. Gated, fenced, and highly usable, the acreage is ideal for horses, a shop, RV parking, and all your toys. Nearly 100 trees cleared to open up views and usability, plus a widened driveway with recycled asphalt. Inside, enjoy a bright open-concept main floor with a stunning white kitchen, breakfast nook, and spacious dining area flowing to a wraparound deck. Vaulted ceilings, fireplace, and a wall of windows frame panoramic lake views. The primary bedroom features deck access and a beautifully renovated ensuite. The walkout lower level offers a large rec room, 1 bedroom, office, full bath, second kitchen, and laundry—perfect for extended family or suite potential. Upgrades include heat pump, cistern pump, app-controlled exterior lighting, motorized blinds, updated decks, plus a 24' x 34' powered shop. Roof and furnace (2020). Ride dirt bikes, quads, and all your toys right from the end of the street. (id:6769)

- Storage 11' x 4'10"
- 4pc Bathroom 9'7" x 5'
- Office 10'2" x 13'2"
- Bedroom 22'7" x 13'3"
- Recreation room 23'3" x 27'3"
- 4pc Bathroom 4'11" x 9'11"
- Bedroom 13'3" x 9'11"

- 3pc Ensuite bath 8'6" x 7'9"
- Primary Bedroom 14'11" x 13'10"
- Living room 26'11" x 20'8"
- Dining room 17'4" x 11'4"
- Kitchen 13'10" x 11'8"
- Kitchen 12'6" x 13'2"

Listing Presented By:



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Coldwell Banker Executives Realty

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