



## 372 Patterson Avenue Kelowna British Columbia

\$2,395,000

Set in the iconic Abbott Street neighbourhood (close to KGH), directly across from the tranquil beauty of Kinsman Waterfront Park, this architecturally designed gem is more than a home - it's a front-row seat to Okanagan living at its finest. Walls of glass blur the boundaries between indoors and out, inviting lake & park views into every corner. Spread over two levels, the home offers rooftop vistas that will take your breath away, a serene backyard oasis for morning coffee and a thoughtful floor plan with 3 bdrms + den & generous spaces designed for gathering. Think Scandinavian-inspired warmth meets modern elegance! The atmosphere is chic & welcoming featuring heated marble foyer floors, a stringer industrial steel staircase to the wide open upper level living space wrapped in windows, a chef-worthy kitchen with an oversized marble island, a dining space with double sliders opening to the park & lake beyond and a sleek linear gas f/p, set in a shiplap surround. The primary bdrm is a true sanctuary...gas f/p, soaker tub, marble & glass shower, dual sinks & large walk-in closet. The beautifully appointed walkout ground level features 2 bdrms, a full bath, family room with wet bar opening to a covered patio & private backyard. Whether you're a busy family seeking connection to nature, a professional couple craving effortless style, or empty nesters ready to embrace your best chapter yet, this is the very definition of easy Okanagan living...with a touch of magic at every turn (id:6769)

Utility room 7'2" x 3'1"

Storage 7'6" x 14'8"

Storage 4'9" x 2'7"

4pc Bathroom 11'5" x 4'11"

Bedroom 13' x 10'6"

Other 19'8" x 2'6"

Foyer 15'10" x 18'

Family room 19'0" x 16'

Other 10'3" x 7'4"

5pc Ensuite bath 16'6" x 13'8"

Primary Bedroom 16'5" x 15'10"

3pc Bathroom 5' x 7'5"

Laundry room 7'2" x 11'2"

Den 12'7" x 11'8"

Kitchen 16'11" x 9'2"

Dining room 10'5" x 11'0"

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Bedroom 11'6" x 11'11"

Living room 17'11" x 20'