



2023 MLS® #10155068

## 3940 Angus Drive West Kelowna British Columbia

\$1,050,000

Perched in the highly desirable Gellatly Bay neighbourhood, this property showcases breathtaking lake views and incredible future potential. Surrounded by mature landscaping and natural greenery, this private and peaceful setting offers a rare opportunity to enjoy Okanagan living at its finest. Current zoning allows for a carriage house, with subdivision potential for up to two homes plus a carriage house (buyer to verify). The 4-bedroom home offers endless possibilities and features an updated, modern kitchen with timeless white shaker cabinetry and beautiful stone countertops. The open-concept living and dining area is designed to capture the stunning lake views, with seamless access to the spacious deck, perfect for morning coffee or sunset entertaining. Step outside to enjoy multiple outdoor living spaces designed for relaxation and hosting, including a refreshing pool, outdoor kitchen and BBQ area. The walkout lower level includes three bedrooms, a family room, a full bathroom and a laundry room. A heat pump efficiently provides both heating and air conditioning to the main living areas for year-round comfort. Ideally located on a quiet street just minutes from award-winning wineries, restaurants, and amenities. Enjoy being within walking distance to Willow Beach and the Gellatly Bay Yacht Club. The circular driveway provides ample parking, including plenty of room for boats and RVs. A rare opportunity to secure a property with unmatched views, privacy, and lifestyle. (id:6769)

Full bathroom Measurements not available

Bedroom 13'3" x 9'8"

Bedroom 11'11" x 12'10"

Bedroom 24'8" x 10'11"

Family room 17'11" x 13'3"

Dining nook 8'7" x 10'10"

Sunroom 11' x 25'7"

Full bathroom Measurements not available

Primary Bedroom 12'4" x 13'4"

Dining room 10'6" x 8'0"

Living room 18'7" x 13'4"

Kitchen 9'1" x 13'11"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

**RE/MAX Kelowna**

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

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