



2490 Tuscany Drive 45 West Kelowna British Columbia

\$699,000

Welcome to Era in Tallus Ridge, where modern living is nestled into the heart of Shannon Lake. This impeccable 3-bedroom, 2.5-bathroom end unit townhome is situated alongside the 15th Fairway of Shannon Lake Golf Course, offering picturesque mountain and forest vistas. Enjoy the luxury of a spacious fenced yard, a double tandem garage, and two standard-sized exterior parking stalls, all enveloped by a durable Hardi-plank exterior. Step inside to discover the elegance of 9' ceilings, European wide plank laminate flooring, stainless steel appliances, quartz countertops, and custom cabinetry with soft-close features, including an inviting eat-up bar. The sun-drenched living room is an ideal hub for social gatherings or tranquil respites, accentuated by sweeping forest views. Upstairs, discover two bedrooms alongside the primary suite, meticulously crafted with young families in mind. This residence is conveniently located mere moments from renowned schools, playgrounds, recreational facilities, and more. Elevate your living experience with eco-smart features such as Low-E double-glazed windows and a high-efficiency furnace, complemented by superior soundproofing and cost-saving attributes thanks to higher-than-normal "R" values in exterior walls and ceilings. Pet and rental-friendly (with restrictions), book your private showing today to experience the family centric lifestyle community that is Era! (id:6769)

Primary Bedroom 11' x 11'7"

Bedroom 11'3" x 8'5"

Bedroom 10'11" x 12'2"

4pc Bathroom 4'11" x 8'10"

3pc Ensuite bath 9'11" x 5'8"

Other 16'2" x 36'1"

Living room 16'4" x 14'6"

Kitchen 14'9" x 14'11"

Dining room 10'11" x 9'6"

2pc Bathroom 4'9" x 5'8"

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 MLS®, 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:
Stilhavn Real Estate Services

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

RE/MAX Kelowna

RE/MAX Kelowna

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

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