



## 465 Swan Drive Kelowna British Columbia

\$1,828,888

Welcome to a 4,469 sq ft, 5 bedroom family home with suite potential. The home embodies the best of Okanagan living, backing onto a natural ravine that brings privacy, wildlife, and a true four-season connection to nature. From spring blossoms to lush summer greenery, fiery autumn colours, and serene snow-covered trails, your backyard is your connection to the all of the Okanagan's beauty. The main floor offers bright, open living with a chefs kitchen with pot filler, dining, and family room designed for everyday comfort and gatherings. Upstairs, 3 bedrooms provide great layout for families, while the spacious primary suite overlooks the treetops for a peaceful retreat. The lower level comes with a large recreation room, a guest bedroom and bathroom. Additionally, its roughed-in and plumbed for a legal suite, with a separate entrance already in place, offering future development options for rental income or multi-generational living. Outdoors, the yard is family-friendly and zero maintenance comes with a fiberglass pool with auto safety cover, a hot tub and turf lawn space that is framed by the ravine's greenery to enjoy the changing seasons. With schools, parks, and community amenities just minutes away, this home blends nature and convenience in one exceptional package. Whether hosting summer barbecues, exploring nearby trails, or cozying up by the linear fire place indoors, this property is designed for families who value both lifestyle and opportunity. (id:6769)

Bedroom 11'11" x 12'3"

4pc Bathroom 10'1" x 5'8"

Bedroom 10'11" x 10'9"

Other 9'8" x 9'

5pc Ensuite bath 19'10" x 16'7"

Primary Bedroom 13'10" x 16'7"

Bedroom 21'9" x 23'7"

Utility room 10'9" x 5'3"

3pc Bathroom 11'6" x 11'8"

Bedroom 11'6" x 11'8"

Recreation room 28'8" x 30'

Other 22'5" x 24'11"

Pantry 4'11" x 4'

Laundry room 10'11" x 12'4"

2pc Bathroom 6'1" x 7'4"

Office 11'11" x 11'3"

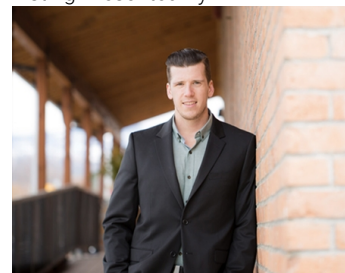
Foyer 8'11" x 9'10"

Dining room 11'10" x 9'6"

Living room 16'6" x 11'6"

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

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)