



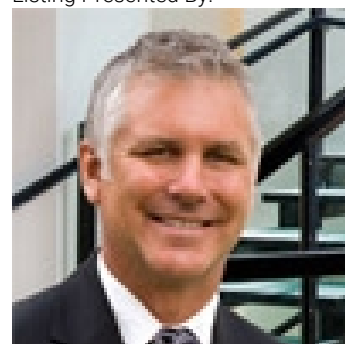
1741 Keloka Drive West Kelowna British Columbia

\$1,036,000

If you're moving up for more room--or you're done with the urban crush--this property gives you space, privacy, and shade without leaving the conveniences of West Kelowna. Set on a quiet, low-traffic street, the home is wrapped in mature trees that keep the yard and patios cooler in summer. Landscaping is immaculate and low-maintenance with tiered stonework, usable lawn, and multiple outdoor sitting areas. The double garage and broad driveway handle family vehicles and guests with ease. Inside you get 3 bedrooms and 3 bathrooms today, plus an easy 4th bedroom option in the lower level (already a large family/rec area with good natural light). The main floor offers a practical U-shaped kitchen, bright dining, and a living room with vaulted wood ceiling and big windows--simple, functional spaces that work for everyday family life. Storage is honest-to-goodness useful and real! Commuting is straightforward. From Kelowna, take Westside Road off Hwy 97 just past the Bennett Bridge and you're home without grinding through West Kelowna's main lights. Quick in, quick out. Weekends are covered. You're minutes to beaches, parks, hiking/biking trails, golf, and the Westside Wine Trail--the lifestyle West Kelowna is known for - the Bottom Line? This is a clean, well-kept family home with real usability inside and out, room to grow, and a location that saves time. Space to breathe--and enjoy West Kelowna--without the noise. (id:6769)

Laundry room 7'2" x 6'	Family room 15'6" x 16'2"
Primary Bedroom 15' x 14'9"	Kitchen 11'2" x 12'8"
Other 6'5" x 8'5"	Utility room 9'4" x 8'9"
Full bathroom 7'2" x 7'5"	Storage 14'7" x 17'11"
4pc Ensuite bath 7'11" x 8'2"	Recreation room 20'11" x 13'
Bedroom 10'2" x 13'2"	Living room 15' x 18'2"
Bedroom 10'6" x 11'8"	Den 10'10" x 10'3"
Dining room 10' x 12'7"	3pc Bathroom 10' x 12'7"

Listing Presented By:



Originally Listed by:
Stilhavn Real Estate Services

<http://www.getbrett.ca/>



Royal

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