



4330 Kirkby Court Kelowna British Columbia

\$1,488,800

LOCATED IN THE MOST DESIRED NEIGHBOURHOOD IN THE LOWER MISSION! This lovely 5 BDRM + DEN/4 BATH FAMILY HOME, with a BRAND NEW ROOF, is nestled in a cul-de-sac w/only minutes to Hobson/Sarsons Beaches! The main floor features a spacious foyer, a sizeable den, generous living room & dining room areas & newer vinyl plank flooring! The BRIGHT kitchen w/newer skylight, integrates an abundance of cabinetry, updated appliances, incl. induction cooktop & wall oven/microwave, quartz countertops & island. The kitchen also includes an eating bar overlooking the family room w/gas f/p & french doors to the sunroom leading to the backyard. There is also a full 3 piece bathroom, laundry room & access to the oversized double garage! Upstairs incorporates ALL 5 bdrms incl. the substantially sized primary bdrm w/hdwd flooring, located above the garage, w/4 piece ensuite & walk in closet! The 3 other bdrms, beside a 4 piece updated bathroom, are spacious w/newer closet doors & carpet. The 5th bdrm is smaller in comparison (no closet) but makes a fantastic nursery, playroom or den! Downstairs includes a great rec room (could be 6th bdrm) w/3 piece bathroom & sauna. There is also an endless amount of storage! The fully fenced backyard embodies privacy & relaxation in this LARGE, beautifully landscaped POOL SIZED yard! Shed w/electricity! Boat/Trailer parking! Only a 6 minute walk to Okanagan Lake & walking distance to Anne McClymont, Dorothea Walker & close to Canyon Falls, OKM & many amenities! (id:6769)

- Full bathroom 7'11" x 7'6"
- Bedroom 10'3" x 9'10"
- Bedroom 12'1" x 9'9"
- Bedroom 13'1" x 10'9"
- Bedroom 12'7" x 14'0"
- Other 6'4" x 5'7"
- Recreation room 28'9" x 13'5"
- Laundry room 10'1" x 5'11"
- Sunroom 9'9" x 9'3"
- Den 13'11" x 10'7"
- Full bathroom 10'1" x 5'11"

- Family room 40'1" x 16'4"
- Kitchen 17'5" x 12'8"
- Dining room 12'8" x 10'6"
- Living room 21'6" x 14'3"
- Primary Bedroom 11'1" x 10'5"
- Full bathroom 11'1" x 10'5"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

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



Royal

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