



# 2490 Tuscany Drive 45 West Kelowna British Columbia

\$686,800

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"

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