



## 567 Acadia Street Kelowna British Columbia

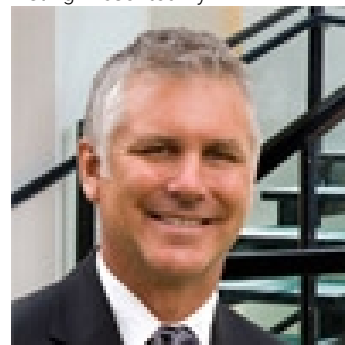
\$1,510,000

Sought after University Heights area - This 3 bedroom+den with separate office has exceptional valley & mountain views. High end furnishings and appliances throughout. Quartz countertops, luxury vinyl plank flooring and stylish backsplashes to highlight the kitchen, fireplace, Ensuite and wet bar. There is a heated double car garage, 2 zone furnace, remote control blinds. Enjoy the spa like Primary ensuite with dual sinks, separate bath, heated floors and a contemporary accent wall. Entertain company or relax with the views & BBQ from your large covered balcony. The lower level boasts high ceilings with 2 bedrooms and spacious family area. Plenty of storage throughout the home, a second washer/dryer in basement, and an Expansive wet bar with quartz countertops, 2 wine fridges, ice maker, and dishwasher. There is a separate entrance from a private covered patio which can easily accommodate guests, in-laws, and/or suite. Professionally landscaped, low maintenance yard with fence and underground irrigation. Conveniently located near top academic institutes including UBCO and Aberdeen Hall. Less than 15 minute drive to downtown and only a few minutes to Kelowna airport, golf courses and wineries. Measurements are square footage from iGuide, verify if important (id:6769)

Other 13'0" x 7'11"	Foyer 7'0" x 8'6"
Laundry room 4'8" x 6'9"	Dining room 12'0" x 10'1"
Utility room 9'7" x 16'0"	Living room 14'10" x 14'3"
Recreation room 27'9" x 15'4"	5pc Ensuite bath 10'9" x 9'6"
Bedroom 12'0" x 10'3"	Primary Bedroom 13'1" x 12'1"
Bedroom 13'5" x 10'0"	Den 11'0" x 10'8"
4pc Bathroom 9'0" x 6'5"	2pc Bathroom 5'6" x 5'8"
Office 7'5" x 9'0"	Kitchen 13'8" x 10'5"

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