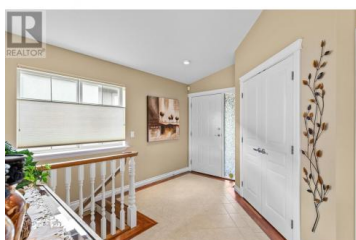


## 2455 Quail Ridge Boulevard 111 Kelowna British Columbia

University District

**\$884,900**



Enjoy spectacular golf course views from this meticulously maintained 4-bedroom, 3-bathroom walk-out rancher in the sought-after Fairway Heights community at the Okanagan Golf Club. Offering 2,606 sq. ft. of functional living space, the open-concept main level features a well-appointed kitchen with granite countertops, stainless steel appliances, and a gas fireplace that warms the adjoining dining and living areas. The spacious primary suite includes a walk-in closet and a large ensuite with granite counters and a custom-tiled shower with built-in bench. Also on the main floor are a 2-piece bathroom, a laundry room with sink, and a mudroom conveniently located just off the garage. Downstairs, the walk-out lower level includes three additional bedrooms—one outfitted with built-in cabinetry ideal for a home office—along with a full bathroom featuring a jetted tub. A large family room with a second gas fireplace and sliding glass doors leads to a tiled patio perfect for relaxing or entertaining. Additional highlights include Hunter Douglas blinds, a Sierra stone driveway and walkway, and a prime location just minutes from shopping, restaurants, coffee shops, pharmacy, and Kelowna International Airport. Fairway Heights covers all exterior maintenance, including roofs, windows, doors, decks, and structural insurance. Owners only need content insurance. A rare opportunity to enj...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Tyler Bouck

Unison Jane Hoffman Realty

Phone: (250) 317-4558

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

