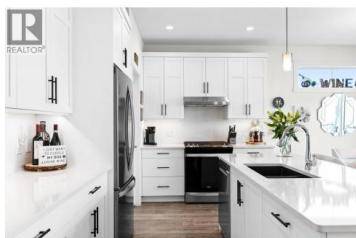




## 1396 Tower Ranch Drive Kelowna British Columbia

Rutland North

**\$799,000**



Experience the pinnacle of resort-style golf course living at 1396 Tower Ranch Drive, an exceptional residence in the prestigious Tower Ranch community. Offered for the first time, this 2022-built, three bedroom, three bathroom rancher with walkout basement is still under New Home Warranty and offers luxury in an enviable setting, backing onto the second hole of one of the Okanagan's most celebrated golf courses. The views are spectacular, encompassing fairways, Okanagan Lake, rolling vineyards, and the dramatic valley and city skyline. Inside, the home's bright open-concept design is defined by timeless finishes. The gourmet kitchen is a culinary and social centrepiece, with soft-close cabinetry, a walk-in pantry, and stainless-steel appliances. The kitchen flows seamlessly into the dining room, where expansive glass doors draw your gaze to the panoramic views of the large covered deck. The primary suite is a retreat, featuring a walk-in closet and a spa-inspired ensuite. The walkout lower level is equally impressive, with a recreation room, third bedroom and full bath for guests, and an unfinished space ready to be transformed into a media room, wine cellar, gym, or whatever your lifestyle demands. Life at Tower Ranch, residents enjoy privileged access to the Clubhouse, fitness centre, meeting and social rooms, and the acclaimed Tower Ranch Golf Club, celebrated for its ch...



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