



## 1445 Alta Vista Road Kelowna British Columbia

Glenmore

**\$899,000**



**\*INCREDIBLE OPPORTUNITY \*** Check out 1445 Alta Vista Rd! This beautiful 4 Bedroom 2 Bathroom Walk-out Rancher with \$100K in modern renovations is located in the highly desirable central GLENMORE area, just a short walk/bike to downtown & amenities. BRAND NEW modern kitchen w/ all NEW appliances, large island w/ drawers & quartz countertops. Enjoy your morning coffee in the private enclosed sunroom. The bright, open living/ dining room offers plenty of natural light w/ large windows & a cozy, modern fireplace. The main level also includes 2 large bedrooms, a fully updated main bathroom & laundry room w/ new washer & dryer. New HIGH END VINYL PLANK flooring throughout the home, new patio doors & the majority of the windows have been replaced w/ high-end energy efficient windows. The lower level is ideal for entertaining, with a family room, bar, and fireplace, plus 2 additional bedrooms, a full bathroom, and plenty of storage. The oversized bedroom can also double as a games room. Walk-out access to the backyard offers a fenced area for pets and a handy workshop. **\*Potential to convert the lower level to 1-2 bedroom in-law suite if desired\*** Escape to your back yard oasis complete w/ a cute garden shed & raised beds. Lots of storage, room to park your RV & views of the downtown city lights from front yard. Zoned MF1 for future value. This tastefully updated home in an amaz...



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