



2208 Mimosa Drive West Kelowna British Columbia

Westbank Centre

\$565,000



Welcome to one of West Kelowna's most sought-after 45+ gated communities, where comfort, convenience, and low-maintenance living come together. This well-maintained 2-bedroom, 2-bath rancher offers over 1,200 sq. ft. of thoughtfully designed living space, featuring a rare full-sized private backyard/side yard, double driveway, and oversized double garage wired for an EV charger. Inside, lovely updates throughout provide modern convenience and peace of mind. The bright kitchen features stainless steel appliances, granite countertops, laminate flooring, and direct access to the private patio, perfect for morning coffee or outdoor entertaining. The spacious living room is filled with natural light and flows into the formal dining area, creating an inviting space for family and friends. The generous primary bedroom accommodates a king-sized bed and features dual closets and a 4-piece ensuite with a relaxing soaker tub. A 2nd bedroom and full bathroom provide flexibility for guests or a home office, while the crawl space offers valuable extra storage. Located in a quiet area of the community with no through traffic, you're just a short walk to Gellatly Bay, Two Eagles Golf Course, shopping, and everyday amenities. Residents also enjoy the Sage Creek clubhouse, fitness centre, games room, library, pool table, and outdoor patio. No PTT, No GST, or Vacancy Tax, making this an except...



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