



## 3077 Quail Crescent Kelowna British Columbia

University District

# \$1,299,000



Welcome to 3077 Quail Crescent—an exceptional family home in Kelowna's sought-after University District, offering space, meaningful upgrades, and true "stay-home" amenities. With 3,807 sq ft finished over three levels, this 4 bed, 4 bath layout is built for real life. The main floor features an oversized kitchen with island, bright living and dining areas, and a dedicated office—ideal for working from home. Upstairs you'll find a generous primary suite with walk-in closet and a beautifully refreshed ensuite featuring new tile and heated floors, plus additional bedrooms and a large bonus room perfect for kids, hobbies, or a second TV lounge. Ultimate day-to-day convenience: this home offers two laundry rooms—one up where the bedrooms are, and a second on the lower level. The lower level was newly developed in 2023 and adds major flexibility: a bedroom with ensuite, second laundry, games/rec space, and a fully dialed theatre room. The theatre is seriously soundproofed with Dolby Atmos surround—over \$40,000 invested in construction, seating, and equipment. Outside, enjoy a private, fenced yard with underground irrigation, deck space for entertaining, and a hot tub to finish the day. Practical upgrades include high-efficiency furnace and A/C, on-demand hot water, LED lighting throughout, a new garage door, and freshly painted exterior. The attached double garage and included...



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