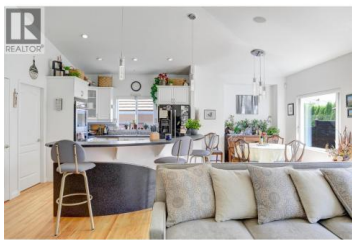




## 3117 Capistrano Court Kelowna British Columbia

University District

# \$1,195,000



Located in a quiet cul-de-sac in the highly sought-after University area, this spacious 4-bedroom, 3-bathroom detached home offers 3,000 sq.ft. of comfortable living space. The open-plan main floor features a large great room with soaring vaulted ceilings, a cozy corner gas fireplace, and beautiful hardwood flooring. Walk out from the main level to a private deck and landscaped garden, ideal for outdoor entertaining. The home includes two master-sized bedrooms, with the primary suite offering a luxurious ensuite featuring a corner soaker tub and separate shower. A separate laundry room and utility room provide added functionality. The lower level boasts a second corner gas fireplace, a theatre and games area with durable laminate flooring, and a partial kitchen with a wet bar sink and under-counter fridge, perfect for guests or entertaining. Additional features include air conditioning, a gas furnace, a double garage, and a mix of hardwood, carpet, and laminate flooring throughout. Conveniently located near top golf courses, hotels, grocery stores, a liquor store, pharmacy, and post office, this home is a perfect blend of comfort, space, and prime location. (id:6769)

**Herman Neustaedter**

CIR Realty

Phone: (250) 864-9197



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

