



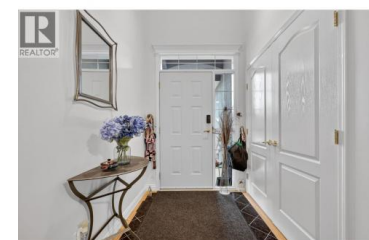
## 3117 Capistrano Court Kelowna British Columbia

University District

# \$1,115,000



Welcome to this beautifully maintained 4-bedroom, 3-bathroom home, situated on a quiet cul-de-sac in the highly sought-after University area. Offering a large living space, this home blends comfort, functionality, and an unbeatable location. The main floor features an open-concept design highlighted by a spacious great room with soaring vaulted ceilings and a cozy gas fireplace. Step out onto the private deck overlooking a landscaped yard—perfect for entertaining or enjoying peaceful evenings at home. Downstairs, you'll find the ultimate space for relaxing and hosting, complete with a second gas fireplace, a theatre and games area, and a convenient wet bar with under-counter fridge—ideal for guests or extended family. Located just minutes from golf courses, shopping, restaurants, and everyday amenities --this home offers exceptional value in a prime location. A must-see opportunity! (id:6769)



### Staci Champagne

Coldwell Banker Horizon Realty

Phone: (250) 718-7851

<https://stacichampagne.com/>



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