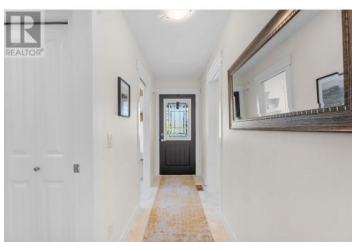




## 3340 Mimosa Drive West Kelowna British Columbia

Westbank Centre

**\$520,000**



Welcome to Sage Creek--a vibrant 45+ gated community offering a low-maintenance, lock-and-go lifestyle just steps from shopping, dining, and the shores of Okanagan Lake. This beautifully maintained 2-bedroom, 2-bathroom rancher offers 1171 sq. ft. of thoughtfully designed living space, perfect for downsizers or retirees. The open-concept layout features rich hardwood floors, a bright white kitchen with a large island and raised eating bar, and stainless steel appliances. The living room boasts a built-in entertainment center, while oversized bay windows flood the primary bedroom with natural light. Outside, enjoy upgraded landscaping, an extended driveway for guest parking, and a private backyard oasis with a spacious patio ideal for relaxing or entertaining. Bonus: large crawl space for storage. No GST or Property Transfer Tax. Enjoy full access to the clubhouse, gym, library, and social activities. Pets welcome (with restrictions). Start your next chapter here in comfort and style! (id:6769)

### Brandon Grass

eXp Realty (Kelowna)

Phone: (778) 760-1347

<https://brandongrass.com/>



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