



440 Audubon Court Kelowna British Columbia

Kettle Valley

\$1,749,000



Set in one of Kettle Valley's most established, family-friendly neighbourhoods, this modern residence offers over 4,000 sq. ft. of well-designed living space with exceptional value for growing families. Just minutes to schools, parks, and neighbourhood amenities, the location balances daily convenience with an active lifestyle. Thoughtfully planned across three levels, the home features five bedrooms, four bathrooms, and a dedicated den. Vaulted ceilings, expansive windows, and a floor-to-ceiling fireplace define the main living area, while the granite kitchen is equipped with Fisher & Paykel and Miele appliances, a gas range, convection oven, integrated coffee system, and Bosch dishwasher. The dining area opens to a covered patio with gas hookup, outdoor speakers, and open views—ideal for everyday living and entertaining. The primary suite is located on the main floor with heated ensuite flooring. Hardwood floors, built-in speakers, heated tile in the entry, and accent-lit stairs reflect the quality carried throughout. Upstairs offers two additional bedrooms, while the lower level includes two more bedrooms, a theatre room with tiered seating, wet bar, recreation space, and walk-out access to the yard. A bathroom with exterior access adds poolside convenience. Outdoors, mature hedging frames a private, resort-style setting with a swimming pool, stone water feature, hot tub...



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