



## 540 Gramiak Road Kelowna British Columbia

Rutland South

# \$850,000



Welcome to this spacious and beautifully maintained family home, ideally located on a quiet street in a central neighborhood. From the moment you step into the grand open entryway, you'll appreciate the space and warmth this home has to offer. The formal living and dining rooms create an elegant setting for entertaining, while the natural gas brick fireplace in the family room adds a cozy touch. The kitchen is bright and functional, with plenty of natural light as well as a breakfast nook—perfect for casual meals and morning coffee. Upstairs, you'll find three generously sized bedrooms, including the primary suite, along with two full bathrooms. On the main level, there's a fourth bedroom and a full bathroom—ideal for guests, in-laws, or a home office. The lower level features a massive rec room, an abundance of over 900 sq. ft of storage space and cold room. Step outside to enjoy the beautifully landscaped back yard, complete with gardening space and a huge covered patio that's perfect for outdoor dining and summertime entertaining. The oversized two car garage doubles as a workshop. Enjoy the convenience of this location with close proximity to Springvalley Elementary, Springvalley Middle School, Mission Creek Park, Costco, and so many other great amenities. There is also carriage house potential. This home truly has it all; space, function, and thoughtful design—the ...



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