



**940 Mayfair Road Kelowna British Columbia**  
 Rutland North  
**\$950,000**



Not every home checks the boxes like this--and even fewer give you options once you're in. Set on a generous lot in a well-established Rutland neighbourhood, this 5-bedroom, 3-level home is built for real life. Whether you're buying your first place, pooling resources with family, or thinking a step ahead as an investor, this is the kind of layout that just makes sense. The main level is where everything comes together. A spacious kitchen with a large island anchors the home--room to cook, host, and gather--while the open flow into the dining and living areas keeps things connected. Step out to the covered deck and you've got an easy extension of your living space, overlooking a backyard that's ready for whatever you have in mind. Upstairs, there's a bit of separation (and you'll appreciate it). The primary bedroom sits privately with its own ensuite and balcony, while additional bedrooms and a flexible family area give you options--kids, guests, office, or a mix of all three. Then there's the lower level--the real wildcard. Two bedrooms, a full bathroom, a large rec space, and a summer kitchen already in place. Whether you keep it as extra room for family or start planning for a future suite, the setup is there. And the yard? Hard to find, even harder to replace. Plenty of space to create something great--gardens, play space, entertaining, or just room to breathe. All of th...



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

**Michaela Ross**  
 REMAX Kelowna - Stone Sisters  
 Phone: (250) 681-0898

