



# 1056 Caledonia Way West Kelowna British Columbia

\$999,900

Located in quiet cul-de-sac, this enchanting 5-bedroom, 3-bathroom family sanctuary embodies elegance and comfort. Crafted with meticulous attention to detail, it boasts Brazilian hardwood flooring, exquisite Italian tile accents, and a tastefully updated kitchen. Central vacuum system, an air-conditioned double garage, & dual washer and dryer sets for added convenience on both levels. Designed with the allure of a Bed & Breakfast, indulge in the tranquil ambiance of a solarium overlooking a meticulously landscaped garden, complete with a soothing waterfall and picturesque pond feature. Ascend to your private hillside gazebo & patio, offering panoramic views of Mt. Boucherie and Grizzly Winery, perfect for savoring the breathtaking scenery. Delight in the abundance of nature's bounty with cherry, pear, grape, and saskatoon berry bushes flourishing in your own backyard oasis, nourished by an underground irrigation system. With a coveted B&B license in place, seize the opportunity to transform this haven into a lucrative retreat. Conveniently located just 12 minutes from downtown Kelowna and a mere 9 minutes to Downtown West Kelowna (Superstore, Walmart, Canadian Tire, Winners and other stores & restaurants), this is more than a home—it's a lifestyle. (id:6769)

Den 10'5" x 6'2"	Bedroom 13'3" x 9'2"
Foyer 18'2" x 9'5"	3pc Ensuite bath 4'10" x 8'7"
Full bathroom 11'3" x 8'2"	Primary Bedroom 13'0" x 13'9"
Recreation room 18'1" x 10'0"	Other 10'9" x 9'11"
Bedroom 14'11" x 11'10"	Dining room 11'11" x 20'6"
Bedroom 10'3" x 10'3"	Kitchen 10'3" x 10'7"
4pc Bathroom 9'0" x 4'11"	Living room 21'5" x 13'11"
Bedroom 13'3" x 9'11"	

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**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com