



## 2220 Shannon Ridge Drive 109 West Kelowna British Columbia

\$988,000

Welcome to this beautifully updated 4-bedroom, 4-bathroom home in the heart of Shannon Lake—one of West Kelowna's most sought-after family neighbourhoods. Designed for both style and comfort, the main floor features rich engineered hardwood, a cozy living room with custom built-ins, gas fireplace, and pot lighting. The renovated kitchen shines with quartz countertops, soft-close cabinetry, and stainless steel appliances. Step outside to a private, low-maintenance backyard complete with a new concrete patio, hot tub area, updated fencing, and gutter guards. Upstairs, the spacious primary suite offers a walk-in closet, spa-inspired ensuite, and access to a private deck with stunning views of the mountains, Shannon Lake and golf. Two additional bedrooms and a full bathroom complete the upper level. The finished lower level adds exceptional versatility with a large rec room featuring a wet bar, fourth bedroom, updated bathroom, and brand-new carpeting throughout, including both staircases. Thoughtful custom built-ins enhance the laundry room and living area. Additional upgrades include a new furnace and A/C, radon mitigation system, updated window coverings, closet organizers, and refreshed landscaping. Ideally located within walking distance to schools and Shannon Lake Regional Park, this move-in-ready home offers the perfect blend of location, lifestyle, and modern upgrades. (id:6769)

Living room 17'5" x 14'5"

Dining room 13'4" x 10'1"

2pc Bathroom 2'10" x 9'1"

Laundry room 11'1" x 9'1"

Kitchen 9'5" x 12'6"

3pc Bathroom 6' x 8'4"

Other 5'8" x 11'8"

Bedroom 9'5" x 17'10"

Bedroom 9'4" x 13'8"

Bedroom 14'2" x 18'7"

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Primary Bedroom 12'9" x 13'7"

Recreation room 30'2" x 12'8"

3pc Ensuite bath 7'1" x 8'4"

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