



## 440 Hartman Road 119 Kelowna British Columbia

\$615,000

Discover modern comfort and unbeatable convenience in this stylish 3bed, 2.5bath townhome tucked away on the quiet side of the Capstone Lane community. Thoughtfully designed for today's lifestyle, this home features an open concept main level with a bright white kitchen showcasing SS appliances including a new stove and microwave (2024), subway tile backsplash, and a large island perfect for casual dining and entertaining family and friends. The freshly painted interior feels bright and inviting, while the cozy fireplace adds warmth and ambiance to the living area. Step directly from the kitchen to your private backyard retreat, complete with a patio and pergola. Ideal for outdoor dining or enjoying sunny afternoons. Upstairs, a well-planned layout for families, with a primary suite featuring an ensuite, two additional bedrooms, plus convenient upper level laundry and a full main bathroom. The tandem garage offers parking for two vehicles, with an additional space on the driveway. Furnace replaced in 2023 for added peace of mind. Capstone Lane is a family-friendly, pet-friendly community featuring its own playground. Located just across the street from the YMCA pool and gym, Rutland Arena, and the expansive Rutland Rec Park with sports fields, pickleball and tennis courts, community gardens, and off-leash dog parks. Close to schools, public transit, shopping, and UBCO. This home combines peace, style, and convenience for the ideal Okanagan lifestyle. (id:6769)

3pc Ensuite bath 9'4" x 5'11"

4pc Bathroom 9'6" x 4'9"

Bedroom 8'3" x 11'5"

Bedroom 8'4" x 9'2"

Primary Bedroom 17'2" x 13'6"

Other 13'3" x 3'5"

Utility room 3'5" x 14'9"

2pc Bathroom 5'5" x 5'

Dining room 11'5" x 9'5"

Kitchen 13'2" x 14'2"

Living room 17'3" x 13'5"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.searchkelownaproperty.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.