



# 440 Hartman Road 127 Kelowna British Columbia

\$615,000

Welcome to this bright, modern townhome nestled in the heart of Capstone Lane, a charming family-friendly complex. With open, airy living spaces, this home has been thoughtfully designed with a contemporary feel throughout. The kitchen features sleek stainless steel appliances and dark cabinetry alongside the dining room, where you can step out to the expansive patio--perfect for hosting or relaxing--with privacy fencing, a pergola, and ample greenspace for outdoor activities and a BBQ. Upstairs, the spacious master bedroom offers a peaceful retreat with its own 3-piece ensuite. Two additional bedrooms, a full bathroom, and conveniently located laundry complete the upper level. Parking is ample with a tandem garage and an additional outdoor stall, accommodating three vehicles and providing plenty of storage space. The complex is pet-friendly for dogs and cats with some restrictions, and rentals are allowed! Families will love the private playground, and just across the street, you'll find a dog park, community garden, YMCA with a pool and gym, Rutland Arena with ice rinks, sports fields, a BMX track, and baseball diamonds--everything needed for active family living. Schools are within walking distance, with Rutland Elementary, Middle, and High schools nearby, and transit options are close by as well. This townhome is an ideal blend of comfort, convenience, and community--perfect for families, first-time buyers, or investors. (id:6769)

Bedroom 9'3" x 8'5"

4pc Bathroom 5'0" x 9'9"

Bedroom 11'6" x 8'6"

3pc Ensuite bath 6'0" x 9'8"

Primary Bedroom 13'8" x 17'3"

Foyer 14'5" x 3'5"

2pc Bathroom 5'1" x 5'4"

Kitchen 13'8" x 13'4"

Dining room 9'8" x 11'6"

Living room 13'9" x 17'3"

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.

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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