



# 1276 Rio Drive Kelowna British Columbia

\$834,700

This dream home is nestled right on the border between the prestigious Wilden Estates and Magic Estates neighborhoods. This perfectly laid out home features a main level with 3 well-appointed bedrooms, 2 bathrooms, and abundant natural light throughout. Additionally, it features a spacious basement, complete with a 1 bedroom (could be 2) suite - perfect for guests or as a potential rental opportunity. This home caters to those who cherish the outdoors. Enjoy direct access to Blair Pond & Park, with numerous walking trails connecting you to Knox Mountain Park and the lesser-known treasure that is Knox Mountain Park East, all just steps from your door. For shopping and urban amenities, downtown is merely a 5-minute drive away, as is the Brandt's Creek Shopping Complex in Glenmore. This home in Wilden not only promises a quiet lifestyle surrounded by nature but also keeps you connected to the city's core. Breathtaking views of the majestic mountains and meticulously landscaped gardens offer a serene retreat from bustling city life. There's space for several vehicles or recreational toys, a private yard, and a covered deck. Don't miss the opportunity to own this perfect blend of tranquility and convenience - a true paradise for modern family living. (id:6769)

Utility room 11'6" x 11'9"

Storage 3'6" x 7'11"

Recreation room 24'3" x 17'2"

Bedroom 8'10" x 7'10"

Laundry room 8'10" x 8'7"

Kitchen 10'11" x 9'6"

3pc Bathroom 4'11" x 6'10"

Primary Bedroom 11'9" x 12'10"

Living room 15'1" x 17'2"

Kitchen 13' x 9'7"

Dining room 10'9" x 9'1"

Bedroom 8'3" x 8'6"

Bedroom 11'7" x 9'5"

4pc Bathroom 8'3" x 9'

2pc Ensuite bath 4'11" x 3'1"

Listing Presented By:



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Royal LePage Kelowna

<http://andrewnewton.ca/>

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