



145 Magic Drive Kelowna British Columbia

\$1,289,900

This home offers exceptional value for Glenmore Magic Estates. Once you see the lot, layout, and lifestyle it offers, you'll understand why. In the primary living space you'll find 5 bedrooms and 2 full bathrooms, both fully redone, plus an abundance of storage throughout. The big-ticket items are already done: new furnace, new hot water tank, and Poly-B fully replaced. Open the blinds for the lake view, then lace up your shoes. Knox Mountain and Paul's Tomb are both walking distance from your door. Walk the dog down some of the most beautiful trails in Kelowna right from home, or make the 10 minute walk to Paul's tomb and spend the day at the beach instead. Downstairs is a 3-bed, 1-bath in-law suite that opens up a lot of options, whether that's extra space for extended family, a mortgage helper, or just more room to spread out. Step outside and this is where the home really sets itself apart. The backyard feels like your own private resort, with an in-ground pool, a hot tub, and an indoor sauna that rounds out the private oasis feel. There's a double garage plus a big driveway with plenty of parking for guests, toys, or a boat. Across the street sits ALR land, so you get to enjoy the open surroundings and that rare sense of space that's getting harder to find in Kelowna. This is Glenmore living at its best. Mountain trails, lake views, beach days, and a backyard built for entertaining, all in one address, at a price that reflects real value. (id:6769)

Utility room 19'6" x 14'5"	Kitchen 16' x 12'5"
Recreation room 31'1" x 17'2"	Foyer 8'10" x 5'3"
Bedroom 11'6" x 12'2"	Family room 10'9" x 12'10"
Bedroom 13'11" x 15'	Dining room 11'8" x 12'10"
Full bathroom Measurements not available	Bedroom 11' x 12'4"
Other 16' x 7'	Bedroom 11' x 12'4"

Other 21'7" x 21'10"	Full ensuite bathroom 14' x 12'9"
Living room 22'2" x 15'5"	Primary Bedroom 14'10" x 15'4"
Other 7' x 17'	Bedroom 10'6" x 12'10"
Mud room 6'4" x 8'6"	

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