



1463 Braemar Street Kelowna British Columbia

\$849,900

Bright & spacious 5-bedroom, 3-bathroom home in PRIME old Glenmore location! This home offers over 2200 square feet of comfortable living space, in a family area, just minutes from downtown, Okanagan Lake, shopping, schools & just steps from bike path, Apple Bowl stadium & bus stops. The main floor features an open-concept layout w/updated kitchen overlooking a generous, fully fenced backyard, perfect for entertaining & gardening. The inviting living room incl. new blinds & a cozy gas fireplace, while the adjacent dining area, w/french doors, leads to a sunroom offering serene mountain views. The main level also hosts three well-proportioned bdrms, incl. the primary bdrm w/modern barn door leading to an updated 2-piece ensuite. Downstairs, the home continues to impress w/newer flooring throughout. A large family room w/gas fireplace provides an ideal space for gatherings. The lower level also incl. a sizable storage/workshop/flex room w/direct access to the carport, a three-piece bathroom, a laundry area & two additional bdrms. Outside, the property boasts fantastic curb appeal with low maintenance front yard landscaping & a fully fenced peaceful backyard retreat w/irrigated green space & a new deck & patio area to enjoy. Room for carriage house or shop! Parking is ample w/single carport off laneway, two additional uncovered spots & plenty of street parking. Currently zoned MF1, w/future C-NHD designation providing future development opportunity. (id:6769)

Laundry room 10'5" x 6'11"

Full bathroom 5'6" x 5'5"

Bedroom 10'11" x 9'0"

Bedroom 20'7" x 12'10"

Family room 13'10" x 12'7"

Storage 19'5" x 11'3"

Sunroom 22'3" x 16'10"

4pc Bathroom 7'0" x 6'8"

Bedroom 12'9" x 11'7"

Bedroom 12'9" x 11'6"

Partial ensuite bathroom 5'4" x 4'6"

Primary Bedroom 11'11" x 10'10"

Kitchen 11'11" x 11'1"

Dining room 10'4" x 10'7"

Living room 15' x 16'

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

<http://www.terriann.ca/>

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.