



## 1487 Rosewood Drive West Kelowna British Columbia

\$1,214,700

Located on a quiet cul-de-sac just steps from Rose Valley Regional Park, this custom-built home offers privacy, space, and direct access to over 40 km of hiking and biking trails with stunning views. Situated on a rare 0.40 acre lot, the property features a natural hillside backdrop, nearby Faulkner Creek, RV parking, and a traffic-calmed lane shared by only four homes—creating a peaceful setting. Built in 2010, this spacious 3,652 sq. ft. grade-level entry home offers a bright open-concept layout with over 2,100 sq. ft. on the main floor. The main level includes three bedrooms, inviting living and family rooms connected by a double-sided fireplace, and access to a large partially covered wraparound deck with gas BBQ hookup and outdoor water tap—perfect for entertaining and enjoying the natural setting. The primary suite features a private balcony, walk-in closet, and four-piece ensuite. Main floor laundry adds convenience, while the lower level offers additional bedrooms, flexible living space, and storage plumbed for a potential second laundry area. Additional features include a high-efficiency furnace, central air conditioning, central vacuum, drought-tolerant landscaping, and an oversized triple garage with extra-deep bays and water access. Rose Valley is one of West Kelowna's most sought-after neighbourhoods, offering access to Mar Jok Elementary, sports fields, Rosewood Centre, and optional community amenities including pool, tennis courts, and garden spaces. (id:6769)

Bedroom 11'5" x 14'5"

4pc Bathroom 7'11" x 4'10"

Games room 20'7" x 14'3"

Bedroom 12'6" x 7'10"

Family room 17'7" x 29'0"

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