



# 1943 Hemmerling Court Kelowna British Columbia

\$1,199,000

Exceptional North Glenmore Home with Legal Suite & Strong Income Potential. Located in a quiet, family-oriented North Glenmore, this impressive custom-built home offers modern design, functional living, and a fully self-contained 2-BR legal suite--an ideal mortgage helper that has never been vacant. Thoughtfully designed with private deck, the suite is highly attractive to tenants and investors alike. Main flr showcases contemporary finishes throughout, including quartz countertops and a stunning gourmet kitchen equipped with a gas range--perfect for entertaining. The open-concept living and dining area is anchored by a sleek linear electric fireplace, creating a warm yet modern atmosphere. Step outside to a deck off the kitchen with stairs leading to a low-maintenance, fully fenced and landscaped backyard. This home offers a well-appointed primary BR with walk-in closet and ensuite, plus 2 more bedrooms and a full bath--ideal for growing families. On the lower level, a flexible BR near the main ent can easily function as a home ofc, studio, or guest space. Additional highlights include a double garage, EV charging, ample parking for both guests and tenants. The location is second to none--close to UBCO, YLW Airport, transit, shopping, and just 10-mins to downtown and beaches. A rare opportunity to own a stylish, income-producing home in Glenmore. All measurements from iGuide. Buyers to verify if important. (id:6769)

Kitchen 10'10" x 13'10"

Bedroom 9'6" x 12'7"

Primary Bedroom 13'5" x 16'10"

Dining room 16'2" x 10'3"

4pc Ensuite bath 5'11" x 11'10"

Living room 16'2" x 14'6"

Bedroom 9'11" x 9'11"

4pc Bathroom 8'5" x 7'10"

Storage 5'10" x 4'11"

Foyer 9'8" x 8'8"

Bedroom 9'6" x 10'2"

4pc Bathroom 8'0" x 4'11"

Kitchen 7'0" x 11'11"

Bedroom 9'11" x 11'5"

Recreation room 18'8" x 11'6"

Bedroom 14'6" x 11'6"

Listing Presented By:



Originally Listed by:  
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