



## 2053 Spyglass Way West Kelowna British Columbia

**\$999,000**

Welcome to 2053 Spyglass Way, a beautiful rancher with a walk-out basement, perfectly positioned to capture stunning valley and mountain views. This well-maintained home offers a bright, open-concept layout with vaulted ceilings, seamlessly connecting the kitchen and living room—ideal for everyday living and entertaining. The kitchen features granite countertops, Black stainless steel appliances, a Bosch dishwasher, and newer appliances, along with a water softener and filtration system. Hardwood flooring flows throughout the kitchen and living area, complemented by a cozy gas fireplace. Step outside to enjoy the all-new vinyl deck installed in 2022, complete with stairs providing easy access to the backyard—perfect for relaxing or hosting guests. The walk-out basement offers excellent flexibility, featuring a full bar with a striking stone feature wall and ample storage, or it could easily function as a suite for a parent or older child. Additional highlights include a flat driveway, quiet location, serviced A/C in 2025, and great storage space downstairs. Conveniently located close to amenities, transit, and just a 7-minute drive to Kelowna, this home offers comfort, functionality, and an exceptional lifestyle. (id:6769)

Storage 12'11" x 8'5"

Utility room 12'11" x 5'5"

Recreation room 23'5" x 21'

Other 10'1" x 10'9"

Bedroom 10'6" x 11'

Bedroom 8'11" x 14'5"

3pc Bathroom 7'3" x 10'4"

Dining room 11'2" x 10'2"

Living room 14' x 23'8"

Primary Bedroom 11'5" x 14'1"

4pc Ensuite bath 8'1" x 8'3"

3pc Bathroom 8'1" x 8'8"

Laundry room 7'1" x 8'7"

Bedroom 12'4" x 13'10"

Listing Presented By:



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