



# 2122 Tramonto Court Kelowna British Columbia

\$1,629,000

A rare 0.33 acre corner lot sets the stage for this exceptional newer rancher with walkout basement, offering sweeping lake, valley, and city views. This nearly 4,600 sq ft home features 6 bedrooms and 4.5 bathrooms, thoughtfully designed for flexibility, multi-generational living, or investment potential. The main level offers true rancher-style living with 3 bedrooms, including a spacious primary suite with walk-in closet and stunning views. Open-concept design with engineered hardwood flooring, quartz countertops, a chef's kitchen, and a full spice kitchen creates both elegance and functionality. The walkout basement includes a bright 2-bedroom legal suite with its own private driveway--ideal for rental income or extended family. A versatile ~600 sq ft bonus room, currently used for storage, offers incredible potential as a home theatre, gym, or hobby space. Rare to find, this property offers ample parking for up to 7 vehicles plus RV space. Additional features include hot water on demand, smart thermostat, integrated sound system, central vacuum, irrigation, and pre-wired security. Enjoy outdoor living with a hot tub, landscaped yard, and room for a future pool--all positioned to capture breathtaking views. No GST. A rare opportunity offering lifestyle, income, and long-term value in one of Kelowna's desirable neighbourhoods. (id:6769)

- Utility room 16'7" x 8'11"
- Other 27'3" x 23'3"
- Bedroom 12'3" x 12'1"
- 4pc Bathroom 12'2" x 4'11"
- Living room 34'9" x 21'6"
- Bedroom 12'2" x 11'8"
- Bedroom 13'10" x 11'9"
- 4pc Bathroom 10'4" x 5'1"
- 2pc Bathroom 10'4" x 5'8"
- Primary Bedroom 16'3" x 13'11"
- Laundry room 14'6" x 8'5"
- Pantry 8'4" x 5'7"
- Kitchen 18'7" x 11'0"
- Dining room 18'1" x 13'
- Living room 19'2" x 16'10"
- Foyer 22'7" x 9'5"
- Full bathroom 10'10" x 8'7"
- Bedroom 11'5" x 11'5"

Listing Presented By:



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