



2202 Tramonto Court Kelowna British Columbia

\$1,750,000

You are going to love the view from this beautifully designed walkout rancher in the sought-after Kirschner Mountain area. Offering 6 bedrooms and 5 bathrooms over 4,200 square feet, this home blends modern luxury with stunning lake and city views. Enjoy the breathtaking scenery the moment you walk inside. The main level features 3 bedrooms, 2 full bathrooms, and a half bath with in-floor heating. Highlights include high ceilings, a gas fireplace, hardwood floors, and an open-concept kitchen with stainless steel KitchenAid appliances. A large sundeck extends the living space outdoors, making it perfect for entertaining. The lower level includes 2 additional bedrooms, a full bathroom, a spacious rec room with a wet bar, and a fantastic soundproofed media room—ideal for sports and movie enthusiasts. There's also a legal 1-bedroom suite with a private entrance and separate utilities, perfect for rental income or extended family. Additional features include central air conditioning, forced air and baseboard heating (electric and natural gas), a built-in vacuum, and a complete security system with surveillance cameras. The 0.24-acre lot offers a private yard with underground sprinklers and space for a pool. An attached double garage provides ample parking and storage. This is a high-quality home in a quiet, family-friendly neighborhood—ideal for comfortable living and entertaining. (id:6769)

Full bathroom Measurements not available

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Primary Bedroom 12'9" x 13'2"

Bedroom 12'4" x 9'8"

Bedroom 12'1" x 11'4"

Bedroom 11'3" x 13'8"

Living room 12' x 12'

Kitchen 8' x 11'

5pc Ensuite bath 8'0" x 15'0"

4pc Bathroom 5'0" x 10'0"

Bedroom 12'0" x 10'0"

Mud room 11'0" x 10'0"

Great room 22'0" x 15'6"

Dining room 11'6" x 12'0"

Kitchen 14'8" x 12'0"

Full bathroom 5'0" x 7'0"

Den 12'0" x 10'0"

Foyer 13'0" x 9'0"

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