



2213 Shannon Woods Place West Kelowna British Columbia

\$1,149,900

This custom built, executive family home is a 3825 sqft walkout rancher in West Kelowna. Located on a quiet cul-de-sac this home has been meticulously maintained. The main level has a formal living/dining room w/a natural gas fireplace & Hunter Douglas blinds. The kitchen has a walk-in pantry & eating nook overlooking beautiful Shannon Lake Golf Course. The adjoining family room with natural gas fireplace opens onto a partially covered deck. A large awning is strategically placed for am/pm shade. There are 3 bedrooms on this floor, including a large primary suite with a 5 pic ensuite & walk-in closet. The main full bathroom has a skylight & the laundry room is near the bedrooms. The kitchen stove & the clothes dryer have outlets for natural gas or electric appliances, the BBQ is natural gas. The lower level has lots of natural light & boasts a large family, recreation & tv area. There is a fourth large bedroom, a bathroom, a hobby space, a spacious storage room complete w/laundry tub & a workshop. This home features u/g irrigation, built-in vac, security system, high efficiency in-floor heating throughout. High efficiency air conditioning was added in Fall of 2025. Outside has RV parking, two 5' x 8' sheds, grape vines & raspberries and a small vege garden. The fenced backyard is well landscaped with spring flowering trees & perennials. Located minutes from shopping, beaches, schools, playground & transp. Nearby Shannon Lake Park provides recreational fishing & hiking. (id:6769)

Workshop 18'6" x 13'

Full bathroom 5'6" x 9'1"

Storage 10'6" x 10'

Bedroom 11'9" x 14'2"

Office 10'3" x 11'3"

Recreation room 45'6" x 26'7"

4pc Bathroom

5pc Ensuite bath 10'8" x 10'

Primary Bedroom 19'7" x 16'

Laundry room 10'11" x 5'10"

Foyer 10'1" x 8'7"

Dining nook 6' x 9'

Family room 21'5" x 11'

Kitchen 11'3" x 11'

Listing Presented By:



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<http://karenflavin.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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Bedroom 10' x 10'5"

Dining room 9'11" x 17'9"

Bedroom 10'1" x 10'5"

Living room 18'4" x 14'