



## 2233 Helgason Drive West Kelowna British Columbia

\$1,147,000

A golfer's paradise! Walk to Shannon Lake Golf Course or take the private back entrance with your own golf cart from your yard! Immaculate and updated Rancher with walk out basement beautifully positioned in a quiet cul-de-sac in Shannon Lake Golf Estates. This spacious family home sits on a .59 acre treed lot with gorgeous mountain and golf course views. With wonderful curb appeal and a level driveway, this home could also be the perfect downsize opportunity with the primary bedroom, boasting a walk in closet and walk in tile shower, and a den on the main floor. Two more large bedrooms, a full bath and a rec room can be found downstairs with loads of additional storage as well. Each level has an expansive deck to enjoy the views and the upper deck features a retractable awning with remote and wind sensor. Enjoy cooking in your gourmet, cherry wood kitchen with newer appliances and quartz countertops & island. Flooring through out the main level is wide plank engineered hardwood while the lower level is fully tiled with carpets in all of the bedrooms for warmth. There is so much to enjoy in this luxurious home so check out the virtual on line tour and call your realtor today to see for yourself. Low strata fees of only \$25 per month pay for snow removal and contingency fund.

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Recreation room 34'5" x 24'5"

Bedroom 12'11" x 15'6"

Bedroom 12'5" x 12'2"

4pc Bathroom 8'6" x 8'

Laundry room 6'3" x 12'6"

2pc Bathroom 6'11" x 5'10"

Den 10'7" x 13'2"

3pc Ensuite bath 5'10" x 8'11"

Primary Bedroom 13' x 13'

Dining room 8'8" x 11'5"

Living room 14'11" x 16'2"

Kitchen 16'2" x 10'11"

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