



## 2270 Grantham Road Kelowna British Columbia

\$2,950,000

Perched in a serene, private neighborhood, this 2.01 acre, 5-bed, 5-bath rancher with a walkout basement spans 5,306 sq ft and offers the perfect blend of luxury, comfort, and tranquility. Enjoy your morning coffee while taking in breathtaking views of the Kelowna Valley and lake, or unwind beside the firepit as the city lights sparkle below. Bright, airy living spaces and high ceilings create a sense of openness and calm throughout the home. Designed for both entertainment and relaxation, the property features a wired media room, temperature-controlled wine room, hot tub, sauna, pool, firepit, and expansive outdoor living areas. The lush gardens include berry bushes and offer potential for a small orchard, vineyard, or secondary structure under its agricultural A1 zoning. This isn't just a home—it's a private sanctuary with unparalleled views, all while being just 10 minutes from Kelowna's city centre. (id:6769)

Wine Cellar 6'6" x 13'4"

Storage 17'3" x 30'1"

Recreation room 14'7" x 17'4"

Gym 17'8" x 26'3"

Bedroom 16'11" x 12'11"

Bedroom 14'9" x 14'7"

Bedroom 15'5" x 13'6"

Other 6'11" x 7'11"

3pc Bathroom 9' x 22'2"

3pc Bathroom 10'4" x 14'4"

Other 9'3" x 7'

Primary Bedroom 15' x 16'9"

Office 13'4" x 13'3"

Living room 15' x 17'11"

Laundry room 17'5" x 12'9"

Kitchen 15'3" x 17'5"

Foyer 10'8" x 11'1"

Family room 15'1" x 17'6"

Dining room 13'9" x 12'

Listing Presented By:



Originally Listed by:  
Canada Flex Realty Group Ltd.

<http://www.flexrealtygroup.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.