



# 2317 Shannon Heights Place West Kelowna British Columbia

\$819,800

Nestled in the peaceful community of Shannon Lake, this well-maintained home offers 2,000 sqft of comfortable living with incredible versatility! The main level features 3 BEDROOMS, along with vaulted ceilings and a bright open-concept layout. It's complete with durable flooring, a spacious island kitchen with pantry, and a cozy gas fireplace. Step outside onto the deck showcasing views of Mt. Boucherie, overlooking a fully fenced yard with underground irrigation, mature fruit trees, and a kiwi vine. Electric blinds add convenience to the living area, while the three bedrooms include a generous primary suite with walk-in closet and 3-piece ensuite. A full 4-piece bathroom with updated toilet and lighting, plus a functional mudroom with stacked laundry and garage access complete the upper level. Downstairs, you'll find a spacious rec room with kitchenette, perfect for AirBNB, a 3-piece bath with glass and tile shower, and a fully soundproof media room with projector and powered screen for movie nights with the family! With ample storage and a layout that could accommodate a suite, the lower level offers excellent potential. Additional highlights include a double garage, PEX plumbing, and forced air furnace. Just minutes from local parks and the Shannon Lake Golf Course, across the street from hiking trails (Carrot Mountain) (id:6769)

Other 8'0" x 9'11"

Utility room 17'7" x 9'11"

Media 12'10" x 19'8"

3pc Bathroom 8'1" x 5'1"

Den 3'5" x 4'4"

Recreation room 11'8" x 20'5"

Other 20'8" x 20'4"

4pc Bathroom 4'11" x 8'8"

Bedroom 8'11" x 9'5"

Bedroom 9'6" x 9'0"

3pc Ensuite bath 4'11" x 8'4"

Primary Bedroom 10'11" x 12'7"

Living room 11'11" x 15'7"

Dining room 10'2" x 8'5"

Kitchen 9'1" x 8'11"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

<http://www.kriegfamily.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.