



# 2523 Hillsborough Road West Kelowna British Columbia

\$2,650,000

This modern home sits on a gated .75-acre private lot in a quiet, sought-after community in Lakeview Heights. Surrounded by mature, easy-to-maintain gardens and backing onto nature, the property offers stunning panoramic views of the lake, mountains, and city skyline. The expansive, well-established gardens create a tranquil setting perfect for relaxation and outdoor enjoyment. The home boasts numerous recent upgrades, including the addition of a 4th bedroom, a new furnace, a new high-efficiency heat pump, a 12kW solar panel system, and a Powerwall 3 energy storage battery. These energy-efficient features significantly reduce utility bills and contribute to a sustainable lifestyle. Inside, enjoy a warm and welcoming ambiance highlighted by an impressive fireplace and floor-to-ceiling windows framing picturesque lake, mountain, and city views. The gourmet kitchen features an oversized granite island, a butler's pantry, and immediate access to a covered deck ideal for al fresco dining or relaxing around a natural gas fireplace. Outdoor amenities are equally impressive, including a hot tub off the primary suite, a heated 14'x36' pool, and a private outdoor cabana bar with fridge, sink, and surround sound. Located just minutes from downtown Kelowna, golf courses, schools, and city parks, this home is ideally situated for outdoor enthusiasts with nearby hiking and biking trails in Kalamo Park. Short walks lead to wineries, shops, pubs, cafes, and the new community centre with recreational facilities - such as tennis, pickleball, basketball courts, and a playground. Additional features include a new 4th bedroom with lakeview, private entrance lower level one-bedroom Airbnb, ideal for generating extra income, and room for a potential carriage house, perfect for multi-generational living or additional rental opportunities. (id:6769)

3pc Ensuite bath 7'4" x 15'3"

Bedroom 11'9" x 15'3"

4pc Ensuite bath 5'0" x 12'1"

Bedroom 10'4" x 11'0"

5pc Ensuite bath 18'1" x 16'3"

Primary Bedroom 19'5" x 18'8"

2pc Bathroom 4'7" x 6'1"

Other 13'1" x 9'7"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://benedetross.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.

|                               |                            |
|-------------------------------|----------------------------|
| Storage 5'11" x 12'2"         | Laundry room 6'1" x 9'1"   |
| Other 6'9" x 10'10"           | Kitchen 14'3" x 16'2"      |
| Den 14'1" x 12'6"             | Dining room 13'6" x 12'11" |
| Recreation room 25'1" x 19'3" | Great room 25'1" x 19'5"   |
| Bedroom 10'2" x 13'4"         | Foyer 7'8" x 16'11"        |
| Other 9'4" x 8'10"            |                            |