



## 2535 Winnipeg Road West Kelowna British Columbia

\$1,249,999

Nestled in the heart of Lakeview Heights, just minutes from the renowned Westside Wine Trail with over 10 wineries, top-rated restaurants, and scenic hiking, this stunning 6 Bed, 4 Bath 3,500+ sq. ft. home is your private oasis. The main floor features 3 spacious bedrooms, an office, 2 baths, sun drenched kitchen space and laundry room. The expansive primary suite offers direct access to the outdoor retreat--step onto your private patio to enjoy a 20' x 40' saltwater pool and one of the most serene outdoor spaces in the area. Floor-to-ceiling windows flood the kitchen with natural light, highlighting breathtaking sunrise, mountain, and lake views. A cozy living room and office provide the perfect spaces to unwind. The lower level boasts 2 oversized bedrooms each with a full ensuite, a den, a large recreation space, and laundry--offering excellent suite potential for additional income. With ample parking, 2 fireplaces, carport, 2 detached storage sheds, a lush garden with fruit trees.. This home is truly a must-see. Only minutes to downtown Kelowna and city transit don't miss incredible opportunity! Schedule your showing today! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

**stillhavn**  
REAL ESTATE SERVICES

3pc Ensuite bath 8'11" x 3'9"  
4pc Ensuite bath 8'1" x 8'3"  
Bedroom 19'8" x 9'3"  
Bedroom 7'7" x 12'6"  
Den 12'4" x 12'7"  
Dining room 12'7" x 12'11"  
Kitchen 19'0" x 8'10"  
Laundry room 8'7" x 4'8"

Utility room 11'11" x 3'10"  
Office 14'8" x 9'6"  
Mud room 12'9" x 10'1"  
Living room 17'3" x 13'2"  
Laundry room 7'0" x 6'9"  
Kitchen 11'4" x 17'8"  
Dining room 8'1" x 17'8"  
Den 11'7" x 13'6"

Bedroom 18'3" x 12'11"  
Recreation room 22'6" x 13'6"  
Primary Bedroom 13'3" x 12'2"

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.

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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