



## 272 Upper Canyon Drive Kelowna British Columbia

\$1,198,000

A thoughtfully designed 4-bedroom, 2-bathroom main home with a legal 1-bedroom, 1- bathroom suite, offering 2,545 sq. ft. of well-appointed living space on a landscaped 0.19-acre lot. The upper level features three spacious bedrooms and a full laundry room, along with two bathrooms including a bright primary suite with a walk-in closet and spa-like ensuite complete with an 8' glass walk-in shower, quartz counters, and floating mirror. The lower level includes a versatile fourth bedroom/office space, in addition to a fully self-contained 1-bedroom legal suite with its own entrance—ideal for rental income, guests, or extended family. The heart of the home is a bright, open-concept main floor with vaulted ceilings, engineered hardwood flooring, and large windows that fill the space with natural light. The kitchen is beautifully finished with soft-close maple cabinetry, quartz countertops, a Carrera marble-topped island with built-in microwave, under-cabinet lighting, and a pantry with pull-out shelving. The living room offers a 9' tray ceiling, a gas fireplace with custom built-ins, and sliding glass doors that open to a fully fenced and landscaped backyard complete with a hot tub, irrigation system, and gas BBQ hookup. Located in a quiet setting in the established Wilden neighbourhood. With nearby parks, walking trails, and convenient access to amenities, this home offers comfort, flexibility, and quality in a desirable communities. (id:6769)

Kitchen 7'8" x 15'5"

Primary Bedroom 12' x 13'11"

Living room 15'9" x 17'9"

Laundry room 7'8" x 5'

Dining room 10'2" x 15'5"

Bedroom 9'5" x 14'1"

Bedroom 9'6" x 15'1"

4pc Bathroom 6'11" x 8'7"

3pc Ensuite bath 6'1" x 10'3"

Utility room 7'4" x 3'1"

Bedroom 9'9" x 13'1"

Full bathroom 7'11" x 10'1"

Living room 12'4" x 13'8"

Kitchen 9'2" x 10'7"

Bedroom 11'1" x 10'7"

Listing Presented By:



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