



## 276 McCurdy Road Kelowna British Columbia

\$1,089,000

Welcome to 276 McCurdy Rd - a beautifully renovated 5-bedroom rancher in North Rutland. This exceptional home blends modern design and cozy comfort, perfect for families and investors alike. The main floor features a spacious open-concept kitchen and living room, bathed in natural light from large windows. The chef's kitchen boasts high-end appliances and a central island, ideal for entertaining. Three generously sized bedrooms are on the main level, with the master suite offering tranquility. Step out from the dining room onto a huge patio, perfect for Okanagan living and summer BBQs. The lower level features a fully renovated, soundproof 2-bedroom in-law suite with higher ceilings, a modern kitchen, living area, and separate entrance - ideal for extended family or rental income. The private 0.2-acre backyard is an oasis with fruit trees, gardening boxes, and a heated, powered shed with a loft currently used as a secluded office, perfect for working from home. Conveniently located near excellent schools, playgrounds, YMCA, transit, UBCO, and local amenities, this home offers both comfort and convenience. The area benefits from the OCP 2040, supporting thoughtful future development, enhancing long-term value. (id:6769)

Full bathroom 11'0" x 7'0"

Living room 15'0" x 13'0"

Kitchen 9'6" x 9'0"

Bedroom 12'0" x 10'0"

Bedroom 12'0" x 11'0"

Bedroom 10'3" x 10'4"

Loft 9'0" x 6'0"

Workshop 9'0" x 11'0"

4pc Ensuite bath Measurements not available

Full bathroom 9'0" x 7'0"

Dining room 15'0" x 10'0"

Living room 18'0" x 13'0"

Kitchen 11'1" x 15'0"

Bedroom 11'10" x 9'6"

Primary Bedroom 11'10" x 11'10"

Listing Presented By:



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