



## 2919 Collens Hill Road Kelowna British Columbia

\$1,199,999

Nature lovers will be drawn to this welcoming home, with its outstanding lake and mountain views, located in the sought after neighbourhood of Lakeview Heights. This walk out rancher, showcasing true pride of ownership with thoughtful updates, set on .37 acres, with room for a pool, and surrounded by mature landscaping. The inviting entrance leads to a bright living room anchored by a gas fireplace and sight-finished hardwood floors. The redesigned eat-in kitchen by Caroline Walsh combines style and function. The large, wrap around, covered deck off the kitchen and living room is perfect to enjoy morning coffee and entertain guests overlooking Lake Okanagan. The main floor features a spacious primary suite with 3pc ensuite and walk-in closet, a 2nd bedroom, and full bath. The lower level provides a 3rd bedroom, full bath, office, hobby room, plus a family room with pool table, and gas fireplace. Walk out to the lower deck to the spacious yard, ideal for gatherings. Outdoor enthusiasts will love the close proximity to Kalamo Park, with access to walking, hiking, and biking trails and the beach for swimming and water sports. Enjoy an oversized 2 car garage with ample space for a 3rd small vehicle. Located near the new Lakeview Heights Village, The Westside Wine Trail, and boutique dining options all within easy walking distance, the perfect blend of nature, lifestyle, comfort, and convenience await you in this neighbourhood you will love to call home. (id:6769)

Laundry room 9'5" x 6'9"

Den 10'4" x 6'11"

3pc Bathroom 9'3" x 7'2"

Bedroom 12'1" x 13'1"

Recreation room 23'8" x 24'7"

4pc Bathroom 11'5" x 8'1"

Bedroom 12'5" x 10'6"

3pc Ensuite bath 8'1" x 7'10"

Primary Bedroom 14' x 13'5"

Dining room 11'2" x 10'1"

Kitchen 12'5" x 10'1"

Living room 30'10" x 15'5"

Foyer 10'6" x 8'1"

Listing Presented By:



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Royal LePage Kelowna

<https://macdermottholmes.ca/>

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