



## 3008 Quail Crescent Kelowna British Columbia

\$965,000

Tucked away on a quiet CDS in serene Quail Ridge, this meticulously maintained rancher offers exceptional privacy and peaceful surroundings. Backing onto a lush, wooded greenbelt (ALR), the home features a private, fully covered back deck - perfect for year-round enjoyment while overlooking natural greenery. With direct access from the primary bedroom, the deck becomes a tranquil retreat ideal for morning coffee or evening relaxation. This charming 4-bedroom, 3-bath home includes a walk-out basement and numerous thoughtful updates: kitchen cabinets, quartz countertops, and appliances (2012); custom ensuite shower and counters (2019); main bath counters, toilet, and flooring (2017); hot water tank (2018); roof (2010); hot tub (2009) with a TREX deck rebuild (2020); new basement carpeting (2019); and a 96% high-efficiency furnace and heat pump (2024). Additional features include a reverse osmosis water filter for both fridge & sink, plus a water-softening system. The fully fenced, beautifully landscaped yard enhances the sense of privacy, while the walk-out basement offers excellent additional living space with a finished bedroom, bathroom, and a spacious recreation room opening to the backyard. A workshop and storage room add extra functionality. Enjoy miles of nearby walking trails and a short drive to UBCO and to Okanagan Golf Club's 36 holes of championship golf--all with no strata fees. This is quiet, private living at its best. (id:6769)

Storage 13'6" x 10'6"

Workshop 17'6" x 13'2"

Office 11'2" x 9'7"

3pc Bathroom 10'9" x 5'

Bedroom 15'1" x 11'6"

Recreation room 30'5" x 15'9"

Laundry room 7'7" x 6'2"

3pc Bathroom 8'6" x 4'11"

Bedroom 11'9" x 9'11"

Bedroom 14'10" x 9'9"

4pc Ensuite bath 8'4" x 8'3"

Primary Bedroom 13'10" x 11'9"

Kitchen 17'10" x 12'9"

Dining room 16'8" x 12'8"

Living room 13'9" x 13'5"

Listing Presented By:



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