



## 302 Upper Canyon Drive Kelowna British Columbia

\$1,280,000

This warm and welcoming four bedroom, three bathroom walkout rancher is located in desirable Wilden, a fantastic neighbourhood close to everything, and oriented so you feel alone among the trees. Upon entry you are greeted with a flexible open floorplan which takes full advantage of the privacy and West-facing views. The main living space features a cozy gas fireplace, and access to the oversized covered deck. The kitchen features granite counters, gas range, stainless steel appliances, convenient walk-through pantry, and a lovely dining area. The spacious primary suite has access to the deck, with a generous ensuite with dual vanities, and walk-in closet. The main floor also contains a second bedroom (or office), with a full bathroom perfect for guests. Downstairs there is a huge family room, with wet bar/kitchenette, making this home very easy to suite. Currently used as an art studio, this space would be perfect for basically any idea - home theatre, games room, gym, etc. There is another bedroom on this lower level, with adjoining full bathroom. The fourth bedroom is over-sized with tremendous amounts of space and flexibility. Double garage, refreshed landscaping, and new floors throughout finish this great family home. (id:6769)

Dining nook 10' x 6'2"

Other 16'5" x 6'11"

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

Bedroom 11'2" x 12'0"

Bedroom 23'0" x 16'0"

Recreation room 30'6" x 20'0"

Laundry room 13'5" x 6'2"

4pc Bathroom 8'9" x 5'8"

4pc Ensuite bath 9'5" x 8'3"

Foyer 8'6" x 8'5"

Bedroom 10'7" x 14'5"

Primary Bedroom 19'2" x 13'8"

Dining room 11'0" x 6'7"

Kitchen 14'1" x 13'8"

Living room 20'7" x 17'7"

Listing Presented By:



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<https://hallcassie.com/>

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