



3166 Mustang Court Kelowna British Columbia

\$997,000

Immaculate one-owner home designed for multigenerational living with a legal two-bedroom suite. Approximately ten years old, this home has been meticulously maintained and offers an efficient, highly functional layout. The main residence begins with a welcoming foyer, home office, and direct garage access. Upstairs, an open-concept living, dining, and kitchen area creates a generous gathering space with excellent natural light. A rare feature is the presence of two covered decks: one off the living room with open views, and a second off the dining area, ideal for barbecuing and outdoor dining. Steps lead down to a landscaped yard and lower patio, creating easy indoor-outdoor flow. This level also includes a primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bath, and a larger laundry room on the same floor. The legal two-bedroom suite, accessed privately from the rear, offers a well-designed kitchen, living and dining area, its own laundry, and a small covered deck. Ideal for extended family, guests, or added income. The beautifully landscaped yard is fully fenced and includes established flowers, vegetables, and fruit plantings. Located minutes to UBC Okanagan, Aberdeen Hall Preparatory School, the Rail Trail, nearby hiking, and the airport. A smart, adaptable home offering condition, flexibility, and long-term value, designed to support evolving family needs without sacrificing privacy or quality. (id:6769)

Laundry room 8'7" x 5'2"	Office 11'10" x 9'
Bedroom 11'11" x 10'4"	Storage 9'6" x 3'
Full bathroom Measurements not available	Pantry 3'7" x 2'11"
Bedroom 13' x 10'6"	Living room 16'2" x 15'10"
5pc Ensuite bath Measurements not available	Dining room 9'11" x 7'2"
Primary Bedroom 15'10" x 13'	Kitchen 9'11" x 9'6"
Kitchen 16'9" x 9'1"	Primary Bedroom 13'11" x 11'6"
Dining room 15'0" x 10'0"	Full bathroom Multiple listing Service Okan

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.sharonblack.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Living room 16'9" x 14'6"

Bedroom 13'11" x 9'9"

Foyer 15'4" x 8'11"