



# 3340 Mimosa Drive West Kelowna British Columbia

\$535,000

Welcome to Sage Creek--a vibrant 45+ gated community offering a low-maintenance, lock-and-go lifestyle just steps from shopping, dining, and the shores of Okanagan Lake. This beautifully maintained 2-bedroom, 2-bathroom rancher offers 1171 sq. ft. of thoughtfully designed living space, perfect for downsizers or retirees. The open-concept layout features rich hardwood floors, a bright white kitchen with a large island and raised eating bar, and stainless steel appliances. The living room boasts a built-in entertainment center, while oversized bay windows flood the primary bedroom with natural light. Outside, enjoy upgraded landscaping, an extended driveway for guest parking, and a private backyard oasis with a spacious patio ideal for relaxing or entertaining. No GST or Property Transfer Tax. Enjoy full access to the clubhouse, gym, library, and social activities. Pets welcome (with restrictions). Start your next chapter here in comfort and style! (id:6769)

Kitchen 14'9" x 10'10"

Utility room 2'7" x 2'7"

Primary Bedroom 12'3" x 13'

Mud room 8'1" x 6'9"

Living room 10'5" x 16'6"

Laundry room 8'6" x 3'

Other 12'9" x 19'10"

Dining room 14'9" x 8'8"

Bedroom 12'2" x 10'7"

4pc Ensuite bath 8' x 4'11"

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

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://brandongrass.com/>

**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 MLS®, 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.