



# 3452 Blue Grass Lane Kelowna British Columbia

\$1,849,900

Breathtaking Lake Views of Okanagan Lake from every room in this stunning custom-built Rykon home, ideally situated on a quiet cul-de-sac in the highly sought-after McKinley Beach community. Prime location and thoughtfully designed for both everyday living and effortless entertaining, the main level welcomes you with an open-concept layout and expansive windows that frame the sparkling lake. The chef-inspired kitchen is the heart of the home, featuring an impressive 11-foot quartz island, a walk-in butler's pantry with custom built-ins, and elegant finishes throughout. Three of the four spacious bedrooms boast sweeping lake views and luxurious en-suites offering the perfect blend of comfort, privacy, and tranquillity. The professionally finished lower level, completed in 2024, provides two spacious bedrooms, recreation, relaxation, and space to entertain. The double garage has been upgraded with new epoxy flooring, and the cul-de-sac location allows extra parking for visitors. Located in McKinley Beach, a vibrant lakeside community with a private marina, beach access, an amenity center with pool, gym, tennis courts and more, plus extensive scenic walking trails throughout the community. Just 15 minutes from both downtown Kelowna and the airport. Homes of this calibre, with such breathtaking views and meticulous craftsmanship, are truly rare. Experience lakefront living at its finest. Book your private showing today. Measurements are from the Builders' Plans. (id:6769)

Partial bathroom Measurements not available

Family room 22'6" x 17'1"

Full ensuite bathroom 8'4" x 6'2"

Full ensuite bathroom 9'10" x 5'8"

Bedroom 16'4" x 12'10"

Bedroom 15'0" x 12'6"

Pantry 5'10" x 6'8"

Laundry room 11'0" x 6'3"

Bedroom 10'10" x 10'3"

Dining room 17'3" x 9'10"

3pc Bathroom 8'6" x 5'0"

5pc Ensuite bath 11'0" x 12'4"

Primary Bedroom 15'0" x 15'6"

Kitchen 17'3" x 10'0"

Living room 17'2" x 15'6"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

<https://michelle-rankin.c21.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 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.