



## 3741 Astoria Drive West Kelowna British Columbia

\$1,198,000

Welcome to The Trails, a stunning new build in one of West Kelowna's most desirable communities. This 3,248 sq ft, five bedroom, four bathroom contemporary home stands out with its two bedroom legal suite and rooftop patio, offering both lifestyle and long term value. The main floor features an open concept layout with wide plank hardwood floors, quartz countertops, and a feature accent wall that adds warmth and modern character. The kitchen includes stainless steel appliances along with bold black hardware and fixtures. A large mudroom connects to the double garage, providing everyday convenience, while a powder room completes the level. Upstairs, the primary suite delivers a luxurious retreat with deck access, a custom feature wall, walk in closet, and spa inspired ensuite with dual sinks, glass shower, and freestanding tub. Two additional bedrooms, a full bath, and a laundry room with sink complete the upper floor. The bright legal two bedroom suite below offers its own laundry, full kitchen, and private entrance, ideal for extended family or rental income. Enjoy three outdoor decks, including a rooftop patio with gorgeous mountain and valley views, perfect for entertaining or relaxing. The synthetic turf backyard provides low maintenance living that is also great for kids and pets. Additional highlights include Step Code 3 energy efficiency, ample parking and storage, hot water on demand, alarm system, EV ready double garage, and a full blinds package. GST applicable. (id:6769)

Laundry room 5'9" x 6'8"

Full bathroom 9'5" x 10'10"

Bedroom 9'10" x 13'8"

Bedroom 9'11" x 13'8"

5pc Ensuite bath 9'5" x 7'1"

Mud room 8'6" x 12'10"

Dining room 9'7" x 13'0"

Living room 19'9" x 19'9"

Kitchen 10'2" x 13'0"

Full bathroom 8'0" x 4'11"

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.

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://welcomehomekelowna.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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