



3813 Glen Canyon Drive West Kelowna British Columbia

\$789,000

NO STRATA FEES! Welcome home to this well-maintained 4 bed/3 bath walkout rancher backing onto Glen Canyon Regional Park, which shows great pride of ownership. Spacious formal living and dining room with cozy gas fireplace, eat-in kitchen with pantry, newer dishwasher (2021), garden door to the serene covered patio overlooking the lush back yard, Glen Canyon and Powers Creek (you can hear it from here!), and even a convenient gas BBQ hookup. The main floor primary bedroom has a walk-in closet and a 5-piece ensuite, complete with a separate soaker tub, 5' shower, dual vanity and skylight! The lower walk-out level has a rough-in for a wet bar in the spacious family/games room with a gas fireplace, a door to a covered patio (and a pet door, too!), and two large bedrooms which share the third bathroom. The downstairs also has a great utility/craft room (new High-Efficiency Furnace and Heat Pump/AC in April 2025) and laundry room (the washer was replaced in 2021)! Fenced back yard with underground irrigation, updated roof (2016), an attached double garage and two open parking spots on the driveway. It is a super neighbourhood with hiking/walking trails at your doorstep and a quick trip down to the CNR Wharf and Gellatly Recreation Corridor along the shores of Okanagan Lake. (id:6769)

Laundry room 13'8" x 16'0"

4pc Bathroom Measurements not available

Bedroom 14'8" x 15'9"

Bedroom 14'8" x 14'6"

Family room 13'8" x 28'7"

Dining nook 7'0" x 10'7"

4pc Bathroom Measurements not available

Bedroom 15'3" x 10'9"

5pc Ensuite bath Measurements not available

Primary Bedroom 13'8" x 24'8"

Dining room 16'10" x 7'10"

Living room 17'2" x 15'11"

Kitchen 7'8" x 10'3"

Listing Presented By:



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