



## 4266 Ladd Court Kelowna British Columbia

\$2,248,000

Located in The Orchards in Kelowna's sought-after Lower Mission, this former "Award-Winning" show home by Align West Homes showcases curated, high-end details and professionally styled interiors throughout. Designed with both presence and livability in mind, the main level features vaulted ceilings, wide-plank wire-brushed white oak flooring, and a bright, open-concept layout that flows seamlessly to a large covered deck with gas hookups and automated sun shades for extended seasonal use. The kitchen is both refined and functional, appointed with panel-front appliances, a Bertazzoni gas range, double fridge/freezer, walkthrough pantry, and wet bar with wine cooler -- ideal for entertaining. Upstairs, the primary suite offers a private balcony, fireplace, spa-inspired ensuite, and a walk-in closet with custom built-ins. Two additional bedrooms, a built-in study nook, and laundry complete the upper level. The lower level is designed for relaxed living and entertaining, with a spacious family room that opens directly to the salt water pool with auto cover, along with a 4th bedroom and versatile flex space for a gym or office. A fully self-contained one-bedroom legal suite provides flexibility for extended family or additional income, with its own private side entrance and patio area. Fully fenced and low-maintenance, this home offers a complete indoor-outdoor lifestyle in one of Kelowna's most desirable neighbourhoods and quiet cul-de-sac. (id:6769)

Laundry room 7'4" x 7'6"  
 4pc Bathroom 7'3" x 13'3"  
 Bedroom 11'4" x 14'5"  
 Bedroom 11'2" x 14'9"  
 5pc Ensuite bath 11'2" x 13'  
 Primary Bedroom 13'3" x 20'4"

Bedroom 12'7" x 13'1"  
 Family room 13'8" x 21'2"  
 Other 27'4" x 23'  
 Mud room 10'1" x 13'5"  
 2pc Bathroom 6'4" x 6'2"  
 Office 9' x 10'11"

Laundry room ' x '  
 Den 8'10" x 10'7"  
 4pc Bathroom 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.

Pantry 7'4" x 8'3"  
 Dining room 15'2" x 12'3"  
 Living room 14'6" x 21'2"  
 Recreation room 20'4" x 10'6"

Listing Presented By:



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 Coldwell Banker Horizon Realty

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