



## 475 Swan Drive Kelowna British Columbia

\$1,249,000

Welcome to this stunning 4-bed, 3-bath home offering 3,170 sq ft of spacious living with an exceptional blend of comfort and functionality. The upper floor offers an open-concept living space, with a warm, inviting kitchen featuring stainless steel appliances. It seamlessly flows into the cozy living room, highlighted by a gas fireplace, creating a perfect space for both relaxation and hosting guests. Indoor/outdoor living is at its best, the living room opens up to a private balcony that overlooks breathtaking mountain views – ideal for enjoying morning coffee or evening entertaining. The primary suite will be your own retreat with access to the balcony, large ensuite bathroom and walk in closet. The lower level of the home is designed for maximum versatility with a walk-out basement that includes a gas fireplace, large wet bar, and a den that can be used for fitness, games, or whatever your heart desires. There is also a workshop with outdoor access and a designated office space, ensuring plenty of room for all your hobbies and work needs. Abundant storage throughout adds convenience. Step outside to the backyard, which features beautiful BC views as well as an irrigated garden and space for a potential pool. Nature enthusiasts will appreciate the direct access to hiking, biking, and walking trails just steps away from your door. The location is unbeatable, with Chute Lake Elementary, cafes, restaurants, wineries, and the new Ponds Shopping Center all within reach. (id:6769)

Utility room 10'0" x 8'4"

Other 10'8" x 9'4"

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

Workshop 10'11" x 12'0"

Den 10'10" x 14'1"

Office 13'1" x 14'7"

Bedroom 12'3" x 10'4"

Bedroom 12'4" x 14'2"

Family room 16'0" x 21'5"

Other 23'0" x 28'11"

Other 10'10" x 5'5"

Laundry room 11'7" x 7'11"

4pc Bathroom 8'0" x 8'0"

Bedroom 11'11" x 12'0"

5pc Ensuite bath 10'5" x 8'10"

Primary Bedroom 12'11" x 14'4"

Dining room 12'2" x 11'10"

Kitchen 10'10" x 12'8"

Living room 16'5" x 21'5"

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