



## 580 Spruceview Place Kelowna British Columbia

**\$869,000**

Located on a quiet street in the Glenmore neighbourhood, this 4-bedroom, 3-bath home offers easy access to a nearby community park and is within walking distance to hiking and biking trails. The large, grassy front yard is framed by mature trees and shrubs, with driveway parking for two and an attached double garage with a man-door and window. The main level features a bright living room with bay windows, an adjoining dining area with walkout to a front sundeck, and a kitchen with a peninsula, breakfast nook, and backyard access. Appliances include an LG dishwasher, Whirlpool electric range, Whirlpool fridge, and microwave. The primary bedroom has a double-door closet and 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper floor. The lower level includes a carpeted recreation room, a tiled gas fireplace with a wood mantel, a fourth bedroom or office, laundry, and ample storage. The fully fenced backyard offers a grassy area, mature landscaping, and a back deck. Excellent location just minutes to downtown Kelowna. New HVAC system installed June 2025. (id:6769)

Utility room 16'2" x 22'1"

Recreation room 16'2" x 15'10"

Other 21'1" x 22'3"

Bedroom 11'9" x 9'5"

Primary Bedroom 12'2" x 11'9"

Living room 25'4" x 13'2"

Kitchen 11'10" x 8'10"

Dining room 10'9" x 10'9"

Dining nook 7'0" x 8'10"

Bedroom 9'10" x 10'0"

Bedroom 10'1" x 9'9"

4pc Ensuite bath 9'4" x 7'3"

4pc Bathroom 7'4" x 6'3"

Listing Presented By:



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