



## 701 McClure Road Kelowna British Columbia

\$1,075,000

Welcome home to this custom-built half duplex in the highly sought-after Lower Mission, offering luxury living, thoughtful design, and incredible investment potential. This beautifully finished residence features 5 bedrooms plus an office, 5 bathrooms, and a bright 2-bedroom legal suite. The main level is filled with natural light and showcases a stylish office with custom feature wall detailing, a beautiful guest bathroom, and an open-concept floor plan designed for modern living and entertaining. The gourmet kitchen flows seamlessly into the spacious living and dining areas and out to the peaceful backyard patio, perfect for summer evenings and BBQs. An oversized laundry and mudroom offers excellent functionality with direct access to the attached double car garage. Upstairs, the spacious primary suite features a walk-in closet, private balcony, and spa-inspired 5-piece ensuite. Two additional bedrooms each offer their own private ensuites along with access to another balcony to enjoy the Okanagan sunshine. Downstairs, the bright and spacious 2-bedroom legal suite provides excellent flexibility for extended family, additional living space, or strong rental income potential. Located in one of Kelowna's most desirable neighbourhoods, Lower Mission offers an exceptional lifestyle with close proximity to schools, parks, beaches, Okanagan Lake, restaurants, shopping, and all amenities. (id:6769)

5pc Ensuite bath 12' x 8'  
 Primary Bedroom 13' x 18'8"  
 3pc Bathroom 5' x 9'  
 Bedroom 10'9" x 13'4"  
 Bedroom 10'9" x 13'4"  
 Utility room 5' x 5'

Kitchen 11'6" x 13'4"  
 Living room 14'6" x 21'6"  
 Den 10'9" x 10'  
 Kitchen 15'3" x 17'11"  
 Full bathroom 15' x 5'2"  
 Bedroom 9' x 13'8"

3pc Bathroom 8' x 5'  
 Mud room 15' x 6'6"

Bedroom 10'2" x 12'3"

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 REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
 Okanagan**

#100 - 3200 Richter Street,  
 Kelowna, BC,

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