



## 737 Stoltz Court Kelowna British Columbia

\$895,000

STUNNING STOLTZ COURT | RUTLAND'S CENTRE OF COMMUNITY Welcome to your dream home in one of Rutland's most coveted family-friendly neighborhoods! Perfectly situated on Stoltz Court, this one-owner gem is nestled in the epicenter of community living--just steps from the Kelowna Family Y, Rutland Recreation Park, Arena, Dog Park, and top-rated schools from elementary to high school. Everything your family needs is just around the corner! Inside, you'll find a bright and maintained home that offers exceptional value and space for a growing family. Natural light pours into the open-concept main floor, where large windows and a thoughtfully designed layout make everyday living a breeze. Enjoy newer flooring, roof, furnace, hot water tank, and fresh interior paint--all the big-ticket upgrades are already done! The main level features a spacious living and kitchen area perfect for entertaining, a full laundry room, and a versatile bedroom or home office. Upstairs, the private primary suite with ensuite is joined by two more generous bedrooms, creating an ideal layout for a family. But wait--there's more! The full, unfinished basement is a blank canvas brimming with potential: already roughed-in for a bathroom and space for two additional bedrooms. (No exterior access to the basement) Outside, enjoy a 0.15-acre flat and beautifully landscaped lot, perfect for kids, pets, and summer BBQs. Don't miss your chance to own in one of Kelowna's most welcoming communities. (id:6769)

Primary Bedroom 14'8" x 13'  
Bedroom 9'2" x 14'1"  
Bedroom 9'6" x 12'3"  
4pc Bathroom 6' x 8'  
3pc Ensuite bath 5'11" x 8'  
Utility room 10'6" x 4'8"

Other 9'6" x 16'  
Living room 16'6" x 18'9"  
Laundry room 8' x 6'4"  
Kitchen 15'10" x 12'2"  
Dining room 7'9" x 11'11"  
Bedroom 12' x 11'9"

Other 35'6" x 30'9"  
Other 20' x 19'

2pc Bathroom 4'11" x 4'11"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks 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.

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.jrfamilyrealtors.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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