



837 Mount Royal Drive Kelowna British Columbia

\$2,600,000

This custom executive estate offers a sophisticated blend of architectural design & natural beauty. Spanning nearly 5,000 sqft, the residence captures sweeping views of Lake Okanagan & the city lights. Positioned for privacy, this mountainside sanctuary is just minutes from the brewery district & downtown waterfront. The main level features a chef-inspired kitchen with Sub-Zero refrigeration & a Wolf 60-inch range. Large windows and skylights fill the home with natural light, connecting open living areas to a sunroom and rooftop patio. In addition to the living room is a spacious great room offering the perfect 2nd living area with endless flexibility. The primary bedroom is a private retreat with a spa-caliber ensuite, heated flooring, steam shower & pool access. An adjoining lounge offers a versatile space for a meditation or wellness studio. Backing directly onto Knox Mountain Regional Park & within proximity to the prestigious Highpointe neighbourhood, the property provides immediate access to world-class hiking & biking trails. The rare half-acre setting features a 40-foot lap pool, hot tub & tiered decks nestled in professional landscaping. The lower level includes a theatre room, guest bedroom & mudroom with garage access. Significant updates include a new roof (2019) & a state-of-the-art 2-zone Geotility HVAC system with a new furnace & heat pump (2025). This meticulously maintained home perfectly balances modern infrastructure with an incredible Okanagan lifestyle. (id:6769)

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|------------------------------|------------------------------------|
| Bedroom 17'2" x 15'1" | Recreation room 20'11" x 13'4" |
| Bedroom 22'7" x 11'6" | Utility room 21'7" x 13'11" |
| Bedroom 17'9" x 11'11" | Other 8'3" x 6'9" |
| Full bathroom 13'3" x 11'11" | Other 6'7" x 8'5" |
| Full bathroom 10'8" x 5'2" | Full bathroom 4'10" x 5'8" |
| Bedroom 13'10" x 12'5" | Full ensuite bathroom 21'4" x 9'6" |
| Other 22' x 11' | Other 10'8" x 11' |
| Foyer 13'0" x 5'9" | Den 15'7" x 10'0" |

Listing Presented By:



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Mud room 13'4" x 7'
Storage 13'3" x 5'11"

Dining room 18'4" x 12'4"