



873 Royal Troon Lane Kelowna British Columbia

\$1,249,000

This newer walkout basement Rancher comes with a legal 1-bedroom suite. It's on a big lot with plenty of level parking and space for a pool or hot tub. The upper main sundeck and lower covered patio are perfect for enjoying the views. Located near the end of a cul-de-sac and a walking trail, it's super private with minimal traffic. The mountain views are stunning, and the massive vaulted ceilings and oversized windows let in tons of natural light. The main level is spacious with a great room concept that's perfect for entertaining, both indoors and on the oversized covered patio. There's also a scullery, a spacious mudroom, and a laundry room for convenience and storage. The primary bedroom has its own deck access, a huge ensuite, and a walk-in closet. There's a second bedroom or large office with vaulted ceilings and a big closet, plus a full 3-piece bath. The lower walkout level has a spacious recreation and family room with a wet bar and two beverage fridges. There are also two additional bedrooms and a 4-piece bath, making it perfect for extended family or guests.

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3pc Bathroom 5'4" x 11'10"

Bedroom 12'7" x 12'2"

4pc Bathroom 10'6" x 5'2"

Bedroom 11'2" x 10'4"

Recreation room 23'9" x 18'6"

Pantry 8'2" x 5'9"

5pc Ensuite bath 11'3" x 10'5"

Primary Bedroom 13'4" x 14'6"

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