



# 1064 Aurora Heights West Kelowna British Columbia

\$1,350,000

This beautifully appointed 4 bedroom, 3 bath home is located in one of West Kelowna's most sought-after communities, Aurora Heights. The spacious main floor offers a bright and open great-room design, a well-equipped kitchen, and a large primary suite with a full ensuite. An additional bedroom and full bath complete the main level. Step out to the covered deck and take in the stunning views of the surrounding forest and nearby wineries. The lower level is perfect for family or guests, featuring two generously sized bedrooms, a full bath, and a massive rec room with a wet bar that is ideal for entertaining. The heated garage is a standout, thoughtfully designed with a custom stainless steel sink in the workshop area, plus an additional parking spot conveniently located next to the lot. This prime location puts you within walking distance of schools, hiking, and mountain biking trails, and only a 10 minute drive to beaches and award-winning wineries. A rare find in an incredible neighbourhood, this home truly has it all. (id:6769)

Bedroom 14'4" x 17'0"

Utility room 13'10" x 6'9"

Family room 31'11" x 21'2"

Bedroom 15'0" x 15'7"

5pc Ensuite bath 12'3" x 14'8"

Foyer ' x '

Laundry room 11'10" x 7'7"

Great room 17'8" x 18'2"

Primary Bedroom 15'0" x 17'5"

Kitchen 15'0" x 10'1"

Other 24'2" x 32'8"

Dining room 15'0" x 11'3"

Bedroom 14'11" x 11'6"

5pc Ensuite bath 9'6" x 15'6"

3pc Bathroom 10'6" x 5'9"

Listing Presented By:



Originally Listed by:

Stilhavn Real Estate Services

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



Royal

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