



# 1086 Aurora Heights West Kelowna British Columbia

\$1,449,900

HOME THEATER, POOL TABLE & FURNITURE PACKAGE, INCLUDED. Executive walk-out rancher in Aurora Heights West Kelowna, built for entertaining. Unobstructed city, mountain & valley views from every level. 3,533 sqft of high-end finished living space + 925 sqft unfinished bonus area (workshop, storage, or future use). Main floor features 10 ft ceilings w/ 12 ft tray. Kitchen built for hosting w/ granite counters, SS appliances & large walk-in pantry. Premium finishings include Acacia hand-scraped engineered hardwood & heated travertine/marble tile in all baths. Primary bedroom captures the views w/ direct deck access. Ensuite offers large travertine/marble walk-in shower, frameless glass & granite vanity w/ dual sinks. Expansive deck w/ topless glass railings & natural gas fire table. Lower level is built to entertain: theater room, custom bar w/ granite counters, dishwasher, TV & LED-lit shelving. Games area w/ pool table, granite accents & gas fireplace. Whole-home audio: 26 built-in speakers, 13 zones. Oversized heated garage w/ 11 ft ceilings, insulated doors, upgraded lighting, vacuum outlet & sink. High-end mechanical: furnace, heat pump, hot water tank, humidifier, alarm & built-in vacuum. Only minutes to downtown Kelowna & Okanagan Lake while located in a quiet gated community, designed for privacy. (id:6769)

- Bedroom 14'9" x 11'10"
- Bedroom 13'11" x 11'10"
- Full bathroom 10'10" x 5'5"
- Living room 25'9" x 12'6"
- Games room 17'0" x 16'6"
- Media 21'6" x 20'0"
- Other 14'0" x 20'0"
- Other 22'0" x 22'0"
- 4pc Bathroom 5'2" x 11'0"
- Other 9'3" x 7'0"
- 4pc Ensuite bath 10'3" x 10'4"
- Primary Bedroom 16'6" x 13'10"
- Foyer 8'4" x 10'0"
- Mud room 12'3" x 4'3"
- Pantry 12'3" x 4'2"

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Listing Presented By:



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Royal

LePage Kelowna

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Bedroom 10'0" x 10'4"