



# 1176 Hume Avenue Kelowna British Columbia

\$1,299,999

Welcome to 1176 Hume Avenue! A stunning south-facing luxury home tucked away on a quiet cul-de-sac in Black Mountain. Designed to impress at every level, it offers exceptional space, style, and functionality, paired with sweeping panoramic views of the valley, lake, city, and mountains. The ground floor makes a grand first impression with a welcoming foyer, a spacious media room with wet bar and full bathroom, and a fully self-contained 2-bedroom legal suite—perfect for extended family or rental income. The main level is the heart of the home, featuring an airy, open-concept design with oversized windows that flood the living spaces with natural light. Here you'll find both a living and family room, a chef-inspired modern kitchen with spice kitchen, a convenient powder room, and a beautiful primary suite with full ensuite and walk-in closet. Upstairs, the luxury continues with four bedrooms, including two spectacular primary suites, each with private deck access to soak in the incredible Okanagan views. Imagine waking up to mountain sunrises and winding down with city lights sparkling below. With high-end finishes, a thoughtful layout, and a location just minutes from schools, golf, shopping, and dining, 1176 Hume Avenue offers the ultimate blend of luxury, lifestyle, and convenience. GST not applicable. (id:6769)

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|--------------------------------------------------|---------------------------------------------|
| 4pc Bathroom Measurements not available          | 4pc Ensuite bath Measurements not available |
| Bedroom 10'9" x 11'6"                            | Bedroom 11' x 12'3"                         |
| Bedroom 12' x 10'2"                              | 2pc Bathroom Measurements not available     |
| Full ensuite bathroom Measurements not available | Kitchen 8'8" x 7'9"                         |
| Primary Bedroom 14'1" x 13'2"                    | Family room 17'1" x 11'10"                  |
| 4pc Ensuite bath Measurements not available      | Dining room 11'10" x 12'                    |
| Bedroom 12'3" x 11'10"                           | Living room 21'7" x 16'9"                   |

4pc Bathroom Measurements not available  
 Kitchen 14'6" x 16'  
 Bedroom 9'10" x 9'4"  
 Media 15'2" x 10'11"  
 Foyer 11'6" x 11'6"

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Listing Presented By:



Originally Listed by:  
 Century 21 Assurance Realty Ltd



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LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
 Fax:  
 sbuck56@gmail.com