



# 1209 Bergamot Avenue Kelowna British Columbia

\$1,034,900

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters



Royal

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Backing directly onto tranquil parkland with immediate access to scenic walking trails, this thoughtfully designed 4-bedroom residence offers an exceptional blend of privacy, functionality & outdoor living in one of Upper Mission's most desirable family-oriented communities. Set on a beautifully landscaped lot with multiple outdoor entertaining areas, raised garden beds, artificial turf & mature greenery, the property feels like a private retreat while remaining just minutes to schools, parks, shopping & everyday amenities. The main level was designed for connection & daily living, featuring an open-concept kitchen with island seating, seamless flow into the dining & living areas, & direct access to multiple outdoor spaces. The spacious primary suite offers a walk-in closet, full ensuite & private balcony, while two additional bedrooms, a full bathroom, recreation space & convenient laundry complete the upper level. The lower level features a self-contained 1-bedroom suite with its own kitchen, living area, bathroom & private entrance, offering flexibility for extended family, guests, or additional income potential. The outdoor setting is truly special – surrounded by nature with direct trail access, beautifully curated landscaping, multiple patio spaces, garden beds & a large deck designed for entertaining or unwinding in complete privacy. An oversized garage, mudroom entry & abundant storage add everyday practicality to this warm & welcoming home. Just moments to Canyon Falls Middle School, grocery shopping, local amenities & endless hiking trails, this is a rare opportunity to enjoy a lifestyle centred around nature, community & convenience. (id:6769)

Full ensuite bathroom 11'4" x 6'11"

Primary Bedroom 15'9" x 13'0"

Loft 10'10" x 12'0"

Full bathroom 5'4" x 9'11"

Laundry room 6'11" x 7'2"

Bedroom 11'0" x 12'0"

Living room 22'4" x 9'10"

Foyer 5'2" x 5'9"

Partial bathroom 6'7" x 2'11"

Kitchen 10'0" x 9'7"

Full bathroom 7'2" x 4'11"

Living room 10'0" x 9'7"

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Bedroom 13'0" x 9'11"

Primary Bedroom 8'11" x 11'5"

Dining room 10'7" x 9'7"

Kitchen 11'11" x 10'2"