



# 1321 Mountain Avenue Kelowna British Columbia

\$1,290,000

Experience the ultimate Okanagan lifestyle in this bright and beautifully designed home offering stunning views, seamless indoor-outdoor living, and thoughtful spaces designed for both relaxation and entertaining. Enjoy morning coffee from the patio accessed off the kitchen, complete with gas BBQ hookup, or unwind in the sunny breakfast nook filled with natural light. The spacious kitchen is perfect for dinner parties and gatherings, while the saltwater pool, hot tub, and numerous sitting areas create your own private retreat at home. The pool features an energy-efficient pump and automated systems for easy maintenance, while rooftop solar panels help significantly reduce electricity costs. The thoughtfully designed layout includes a primary bedroom on the main floor and accessible one-level living, ideal for guests or family members with mobility needs. Downstairs offers excellent separation and privacy for visitors and family. Outside, enjoy low-maintenance living with xeriscaped front landscaping, irrigated garden beds, mature raspberry bushes, organic nectarines, and bee-friendly greenery. Plenty of parking adds to the convenience of this exceptional property. Located in one of Kelowna's most connected and sought-after neighbourhoods, you're just minutes from downtown Kelowna, Knox Mountain trails, local breweries, Craft 42 Coffee, the rail trail, and the Ethel Street bike corridor, making it easy to enjoy an active and vibrant lifestyle year-round. (id:6769)

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Utility room 8'1" x 6'9"

Storage 13'5" x 8'11"

Storage 11'2" x 13'11"

Recreation room 39'5" x 24'10"

Bedroom 11'7" x 11'5"

Bedroom 12'4" x 10'9"

Bedroom 13'2" x 11'2"

4pc Bathroom 7'5" x 7'

5pc Ensuite bath 12'10" x 9'2"

Primary Bedroom 20'3" x 13'10"

4pc Bathroom 6'9" x 7'3"

Dining room 13'7" x 12'1"

Laundry room 7'5" x 10'11"

Office 14'3" x 10'4"

Kitchen 25'5" x 10'4"

Living room 36'4" x 10'4"

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Bedroom 11'8" x 14'10"

Foyer 4'6" x 9'10"