



1388 Mine Hill Drive Kelowna British Columbia

\$1,495,000

Located in a welcoming, family-friendly neighbourhood close to parks, schools, and Black Mountain Golf Club, this spacious walk-out rancher is ideal for growing families and those who love to entertain. Built by Candel Custom Homes as the builder's own residence, the home reflects exceptional craftsmanship with numerous upgraded features and thoughtful design details throughout. The main level unfolds into an open-concept kitchen, dining, and living area framed by large windows that draw in natural light and showcase the surrounding scenery. Sliding doors lead to a generous covered deck, extending the living space. The kitchen is designed to gather around, featuring a large island with seating, shaker cabinetry, quartz countertops, stainless steel appliances, and a gas range. A butler's pantry provides additional prep space and storage. A striking fireplace feature wall with built-in shelving anchors the living room. The primary suite is privately positioned on the main level and offers a peaceful retreat with a walk-in closet, and spa inspired ensuite. Two additional bedrooms and a full bathroom complete the main floor. The walk-out lower level is designed for both relaxation and entertainment. A stunning glass-enclosed wine display creates an impressive focal point, complemented by a full wet bar and lounge area. The space continues into a large recreation room with theatre-style projection and an expansive fitness area with mirrored wall -- creating a private retreat for movies, workouts, or hosting guests. A fully self-contained legal suite with its own kitchen, living area, laundry, and private entrance provides excellent flexibility and income-generating potential, making it ideal for extended family or long-term rental opportunities. Thoughtfully designed with generous living spaces, quality finishes, and exceptional entertainment areas, this residence deliv...

Laundry room 4'6" x 2'4"
Full bathroom 5'6" x 9'10"

Recreation room 21'2" x 27'0"

Family room 19'4" x 14'7"

Other 18'8" x 13'10"

Full bathroom 4'11" x 9'10"

Primary Bedroom 13'11" x 13'8"

Full bathroom 4'9" x 9'3"

Foyer 7'3" x 8'2"

Laundry room 7'11" x 9'0"

Pantry 10'5" x 6'0"

Living room 19'1" x 19'11"

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Bedroom	11'8" x 11'7"	Dining room	12'4" x 10'0"
Full ensuite bathroom	15'0" x 8'8"	Kitchen	15'2" x 15'5"
Bedroom	9'10" x 10'2"	Bedroom	12'2" x 10'10"
Bedroom	9'10" x 12'6"		