



## 2490 Tuscany Drive 14 West Kelowna British Columbia

\$724,900

Welcome to ERA, an immaculate townhome community where style meets convenience. This spacious 4-bedroom, 2.5-bath, 3-story home is one of the largest in the complex, backing onto the courtyard for privacy and a perfect spot to watch the kids play. Ideally located just minutes from Shannon Lake Golf Course, schools, transit, shopping, hiking trails, and world-class wineries. The main floor features 9' ceilings, an open-concept design, wide plank laminate flooring, and an electric fireplace. The large kitchen offers custom cabinetry, quartz countertops, stainless steel appliances with a gas stove, soft-close cupboards, pantry, and under-mount sink. A 2-piece powder room and partially covered sundeck with a gas BBQ hookup complete the level. Upstairs, the primary suite boasts a large walk-in closet and a luxurious 4-piece ensuite with quartz counters and double sinks. Two additional bedrooms, a full bath, and laundry area with a sink add convenience. The entry level offers a 4th bedroom/flex space with walkout access to the patio and fenced backyard. With 3 parking spots, including a large single garage and two full-length exterior stalls, plus eco-smart features like a high-efficiency furnace and Low-E windows, this home is designed for modern living. Low strata fees, rentals, and pets, including up to two large dogs, are all welcome! (id:6769)

2pc Bathroom 5'9" x 4'10"

Kitchen 11'4" x 12'6"

Dining room 14'1" x 13'8"

Living room 17'8" x 11'4"

Other 7'6" x 5'10"

Bedroom 10'8" x 10'3"

Bedroom 13' x 10'8"

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

4pc Ensuite bath 8'7" x 7'9"

Primary Bedroom 16'11" x 13'11"

Other 22'11" x 13'8"

Bedroom 17'2" x 14'0"

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