



1717 Canyon View Court Kelowna British Columbia

\$1,874,900

On one of Crawford Estates' most private lots -- 0.40 acres, cul-de-sac position, just one immediate neighbour - this 2004-built two-storey offers nearly 5,000 sq ft of exceptionally versatile living that is increasingly rare at any price point in Kelowna. The main level flows from a chef's kitchen -- large island, granite countertops, maple shaker cabinetry, premium stainless appliances -- through to a nook, family area, formal dining room, and office. Rich hardwood floors and vaulted ceilings create a sense of scale photos can't capture. Upstairs, the primary suite spans nearly 19 x 16 with a walk-in closet and 5-piece spa ensuite (soaker tub, separate shower). Three additional bedrooms share a 5-piece bath, and the massive 28 x 15 bonus room rounds out a top floor built for how families actually live. The lower level is where this home separates itself: a 29 x 27 family and games room, full bath, separate entrance, and suite potential ideal for extended family or future income. Outside, mature landscaping surrounds a pergola-covered deck perfect for Okanagan summers, with a large green yard and established vegetable gardens. The attached three to four-car garage (28 x 42 ft) handles every toy in the collection, with RV parking and three additional uncovered stalls. Minutes to top-rated schools, South Kelowna amenities, and the trail systems that make this neighbourhood worth living in.

Crawford Estates at its best. (id:6769)

- Other 7'10" x 11'3"
- Primary Bedroom 18'9" x 15'11"
- Bedroom 10'10" x 13'7"
- Bedroom 10'8" x 14'5"
- Bedroom 10'11" x 12'7"
- 5pc Ensuite bath 10'6" x 18'4"
- 5pc Bathroom 11'2" x 8'8"
- Utility room 10'10" x 11'0"
- Family room 29' x 26'11"
- Bedroom 10'11" x 12'7"
- 4pc Bathroom 6'4" x 11'
- Other 29'1" x 15'4"
- Pantry 5'4" x 7'8"
- Office 10'6" x 14'4"
- Living room 17'5" x 16'
- Laundry room 11'0" x 11'0"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://www.okanaganagents.com/>



Royal

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Storage 5'7" x 11'

Kitchen 10'7" x 15'11"

Storage 5'7" x 11'