



## 2455 Quail Ridge Boulevard 213 Kelowna British Columbia

\$935,000

Welcome to Fairway Heights! This absolutely immaculate, well maintained home in Quail Ridge offers 3 bedrooms, 2.5 bathrooms, enormous family room plus den giving you generous living space. On entering, you are greeted with an open plan concept with living, kitchen and dining leading to a large covered deck with BBQ gas outlet and stunning views of the mountains and golf course. Numerous windows fill the home with natural light giving that airy light feeling but maintaining privacy. The primary bedroom has a bay window, beautiful ensuite and large walk-in closet. Well thought out upgrades; new stainless steel appliances, new paint, luxury vinyl plank flooring and wool carpets fitted in the primary and basement. The gas fireplace has been replaced along with other upgrades including light fixtures and fittings, GFI plugs added where necessary and outlets replaced. There are two Phantom Screen doors back and front, Hunter Douglas blinds, central vac, new quartz counters in kitchen and bathrooms. The huge recreation room downstairs offers a flexible space for entertaining or recreation. This truly is a home which has left no detail overlooked and the pride of ownership is very apparent. Ample room for storage and a double car garage with added fitted cabinets. Thoughtfully designed low-maintenance yard with rock landscaping, ideal for lock-and-leave living if you wish. Convenient location near UBCO, KWL airport, shops and all amenities. All inside furniture is negotiable! (id:6769)

Utility room 7'3" x 8'8"

Storage 12' x 9'5"

Other 13'10" x 7'7"

Family room 19' x 31'

Bedroom 11'10" x 13'3"

4pc Bathroom 7'10" x 8'

Bedroom 11'10" x 11'4"

Other 13'10" x 7'7"

2pc Bathroom 3'0" x 7'6"

Laundry room 6'5" x 8'9"

4pc Ensuite bath 9' x 9'3"

Primary Bedroom 13'7" x 11'

Den 9'7" x 11'

Dining room 13' x 11'

Kitchen 13'2" x 10'2"

Living room 15' x 11'

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.