



# 2455 Quail Ridge Boulevard 213 Kelowna British Columbia

\$879,900

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. Interior furniture is negotiable. (id:6769)

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Royal

**LePage Kelowna**

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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'

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