



# 2170 Golf Course Drive West Kelowna British Columbia

\$964,900

Immediate Possession Available in Shannon Lake! Privacy and Nature with a Mortgage Helper Suite!!  
 Wonderful family friendly 4 bedroom plus den and 3 bathroom walkout rancher located in desirable Shannon Lake Golf Course Estates. Main level features 3 bedrooms, 2 bathrooms plus a fabulous deck that spans the entire width of the home. Upstairs upgrades include engineered hardwood flooring, stainless steel appliances, quartz counter tops and new paint. Walk out basement offers a spacious family room with gas stove and a large office/den. Downstairs also features a 1 bedroom, 1 bathroom in law suite which provides access to an additional 40 foot deck.(Please note suite is not a legal suite.) Basement upgrades include new vinyl flooring, baseboards kitchen countertops and shower and toilet. Peace of mind knowing major systems have been replaced or updated with Roof (2018), Furnace/Air Conditioning (2023) and Poly B Removal (2024.) Enjoy the wonderful views of the mountains and golf course from this property that is tucked away at the end of a private laneway. Private lot with double car garage plus extra parking. Walking and hiking trails are only steps away with direct access to Shannon Lake, Shannon Lake Golf Course, Shannon Lake Regional Park and the Terravita Walkway. Located close to schools, transit, shopping, entertainment and more. Come view today!  
 (id:6769)

Listing Presented By:



Originally Listed by:  
 Century 21 Assurance Realty Ltd



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
 Fax:  
 sbuck56@gmail.com

Office 15'10" x 10'1"

Recreation room 30'8" x 12'6"

Laundry room 6'3" x 10'6"

Kitchen 16'6" x 13'

Bedroom 9'4" x 10'11"

Bedroom 9'1" x 10'6"

4pc Bathroom 11'4" x 7'1"

4pc Ensuite bath 6'9" x 8'7"

Primary Bedroom 18'2" x 12'6"

Living room 16' x 12'6"

Dining room 10' x 11'2"

Primary Bedroom 15'1" x 12'6"

Full bathroom 8'6" x 6'0"

Kitchen 10'0" x 7'10"

Living room 14'6" x 14'3"

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