



## 2270 Grantham Road Kelowna British Columbia

\$2,950,000

Perched in a serene, private neighborhood, this 2.01 acre, 5-bed, 5-bath rancher with a walkout basement spans 5,306 sq ft and offers the perfect blend of luxury, comfort, and tranquility. Enjoy your morning coffee while taking in breathtaking views of the Kelowna Valley and lake, or unwind beside the firepit as the city lights sparkle below. Bright, airy living spaces and high ceilings create a sense of openness and calm throughout the home. Designed for both entertainment and relaxation, the property features a wired media room, temperature-controlled wine room, hot tub, sauna, pool, firepit, and expansive outdoor living areas. The lush gardens include berry bushes and offer potential for a small orchard, vineyard, or secondary structure under its agricultural A1 zoning. This isn't just a home—it's a private sanctuary with unparalleled views, all while being just 10 minutes from Kelowna's city centre. (id:6769)

Wine Cellar 6'6" x 13'4"

Storage 17'3" x 30'1"

Recreation room 14'7" x 17'4"

Gym 17'8" x 26'3"

Bedroom 16'11" x 12'11"

Bedroom 14'9" x 14'7"

Bedroom 15'5" x 13'6"

Other 6'11" x 7'11"

3pc Bathroom 9' x 22'2"

3pc Bathroom 10'4" x 14'4"

Other 9'3" x 7'

Primary Bedroom 15' x 16'9"

Office 13'4" x 13'3"

Living room 15' x 17'11"

Laundry room 17'5" x 12'9"

Kitchen 15'3" x 17'5"

Foyer 10'8" x 11'1"

Family room 15'1" x 17'6"

Dining room 13'9" x 12'

Listing Presented By:



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Royal

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