



## 2270 Oglow Drive Armstrong British Columbia

\$874,900

Custom built rancher in desirable Southgate Subdivision...one of Armstrong's newest communities. This 2019 (still under warranty) home has all the features you would expect in a quality build. The main floor offers a great room floor plan with higher ceilings, large windows for abundant natural light and a lovely gas fireplace to be enjoyed from your main living areas. The kitchen boasts a walk-in pantry, quartz counters, loads of cupboard & counter space and a large island with eating bar. A nice covered deck is accessed off the dining area for outdoor enjoyment. The main floor offers 2 bdrms & 2 full baths which includes a spacious primary bedroom with walk-in closet and elegant 5pc ensuite that features a separate soaker tub & shower. A very convenient laundry room completes the main floor. Basement is fully finished and with the family room & 2 bedrooms with windows at grade level, nice & bright! A full bath and ample storage finish the basement area. The yard is fully fenced & landscaped with a lrg dbl garage & even RV/boat parking. Coffee shop, children's park & dog walking area a short walk away. Easy highway access allows for a 12 minute commute to the North end of Vernon and 40 minutes to Kelowna International Airport & UBCO. Armstrong is known for its friendly community with great access to locally grown food sources. Come and enjoy! (id:6769)

Storage 23'9" x 16'6"

4pc Bathroom 9'8" x 6'

Bedroom 12'11" x 9'11"

Bedroom 12'8" x 10'1"

Family room 18'10" x 17'2"

Laundry room 7'4" x 5'10"

4pc Bathroom 9'6" x 4'10"

Bedroom 11' x 10'9"

5pc Ensuite bath 10'11" x 8'5"

Primary Bedroom 13'8" x 13'

Dining room 13'6" x 10'5"

Kitchen 13'6" x 14'5"

Living room 21'10" x 13'3"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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