



2280 Shannon Hills Drive West Kelowna British Columbia

\$1,175,000

Welcome to this warm and inviting five-bedroom plus den walkout rancher in the desirable Shannon Lake neighbourhood. Enjoy beautiful valley views toward Grizzli Winery from the spacious, partially covered deck. The main level offers a kitchen with an island, stainless steel appliances including a gas stove, and a breakfast nook that opens to the family room with a gas fireplace. A separate living room, also with a gas fireplace, connects to the formal dining area. The primary bedroom features views, an ensuite with dual vanities and a walk-in closet. A second bedroom, den and laundry room with access to the double garage complete this level. The walkout lower level features a self-contained three-bedroom in-law suite, ideal for extended family, with its own private entrance, a bathroom with dual vanities and laundry. A newly added concrete walkway along the side of the house provides easy access to the suite. The suite also opens to a covered patio and the fully fenced backyard, where a garden shed offers handy extra storage. RV parking is also available for your trailer or toys. Recent updates include a new roof (2025), furnace and air conditioning (2026), hot water tank (2023), PEX plumbing, and appliances replaced within the past five years. Golf, a dog park and everyday amenities are just minutes away. (id:6769)

- Utility room 9'10" x 11'1"
- Storage 6'4" x 10'3"
- Storage 10'1" x 16'11"
- Bedroom 11'2" x 12'2"
- Recreation room 15'6" x 16'4"

Dining room 11' x 14'11"

Kitchen 8' x 9'8"

5pc Bathroom 11'11" x 5'11"

Bedroom 11'4" x 11'1"

Office 11'4" x 9'

Laundry room 5'4" x 7'6"

4pc Bathroom 6'10" x 7'9"

Bedroom 11' x 10'3"

Other 6'1" x 7'10"

5pc Ensuite bath 8'8" x 9'

Primary Bedroom 20'3" x 21'3"

Living room 14'11" x 12'5"

Dining room 11' x 14'11"

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Royal

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Bedroom 14'6" x 13'3"