



2531 Pinnacle Ridge Drive West Kelowna British Columbia

\$1,399,000

Welcome to 2531 Pinnacle Ridge Drive in Tallus Ridge, Shannon Lake. This 2025-built walkout rancher sits on a flat 0.19 acre lot with a large usable backyard roughed in for a pool and a hot tub. Inside is 3,045 sq ft with 5 bedrooms and 4 bathrooms, including a legal one bedroom suite. The lot backs onto open grassland with no homes behind it, and the main floor windows look down the valley to the mountains, with Okanagan Lake in the distance. The living room and kitchen are built for entertaining, with a fireplace, an oversized island that seats five, a gas range, quartz counters, a walk-in pantry, a bar with a beverage fridge, and a covered deck off the dining area. The primary bedroom is on the main floor, with a walk-in closet with built-in organizers and an ensuite with a freestanding soaker tub, glass walk-in shower and double vanity. A second bedroom, full bathroom and laundry room are also on this floor, so daily living stays on one level. Downstairs is a full walkout basement with two more bedrooms, a full bathroom and a large rec room that opens onto a covered patio. The legal suite has its own side entrance, full kitchen, full bathroom, washer and dryer and mini split AC, so it works as a self-contained mortgage helper. 3 minutes to Shannon Lake Elementary, 5 to Shannon Lake Golf Club, 8 to Highway 97 at Westbank Centre and 15 to downtown Kelowna. Central air, forced air heating, attached double-wide garage, municipal water and sewer. Price plus GST. Call today to book a showing! (id:6769)

Bedroom 11'10" x 10'

4pc Bathroom Measurements not available

Recreation room 14'6" x 13'2"

Bedroom 12'6" x 11'2"

4pc Bathroom Measurements not available

Bedroom 12' x 11'2"

5pc Ensuite bathroom Measurements not available

Kitchen 12' x 12'6"

Dining room 12'6" x 9'

Great room 16' x 14'6"

Full bathroom Measurements not available

Primary Bedroom 13' x 10'

Kitchen 14' x 12'

Living room 13' x 11'

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://karsenkoltun.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks REALTOR®, REALTORS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

