



# 336 McCarren Avenue Kelowna British Columbia

\$1,149,000

**\*\*Charming Family Home in Kettle Valley\*\*** Welcome to your dream home in the heart of Kettle Valley! This lovely property offers a perfect blend of comfort, convenience & natural beauty. The kitchen has been updated with light grey cabinetry, quartz countertops, a timeless backsplash & sink. The flooring is light & modern, & the living room fireplace has been updated with gorgeous textured tiles up to the ceiling. Light fixtures were chosen by a designer, & the powder room is up to date with trendy wallpaper & fixtures. Upstairs offers the primary with en-suite, plus two bedrooms & a shared bath. There's a bonus room office on the main floor, perfect for work or study, which can convert to a 4th bed/guest room. Basement offers a finished rec room, & if you're interested in a future renovation project, the unfinished area can accommodate 2 more bedrooms & a bathroom (already plumbed!). Double doors lead out to a large backyard ~ imagine summer BBQs & outdoor gatherings, kids riding bikes & shooting basketball, and lots of room for a trampoline! The double detached garage provides secure parking and extra storage. Location, Location, Location!! Kettle Valley is a premier community known for its walkable tree-lined streetscapes, stunning network of parks, & fantastic sense of neighbourhood community. Close to Chute Lake Elementary School & Canyon Falls Middle School, right on the bus route. New shopping area by the Ponds, including Save-On Foods & Shoppers Drug Mart. Come & see! (id:6769)

- 4pc Bathroom 9'11" x 4'11"
- Primary Bedroom 11'10" x 19'1"
- 5pc Ensuite bath 9'1" x 14'2"
- Bedroom 12' x 10'
- Bedroom 12' x 11'
- Recreation room 18'5" x 10'11"
- Storage 10' x 10'
- Other 19'4" x 28'7"
- Dining room 21'11" x 11'5"
- Kitchen 15'5" x 9'7"
- 2pc Bathroom 5'8" x 4'8"
- Laundry room 6'5" x 9'8"
- Living room 19'6" x 14'
- Bedroom 11'5" x 11'10"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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Royal

**LePage Kelowna**

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