



# 3556 Athalmer Road Kelowna British Columbia

\$1,250,000

Looking for the perfect lock-and-leave home in the Kelowna South area where it's all been taken care of for you? Over \$300,000 has been invested to optimize energy efficiency and functionality. The main home has four bedrooms and three full bathrooms with tasteful updates everywhere, including a built-in sound system and quartz throughout. A very rare main-floor living layout allows you easy and convenient access to your private oasis in the back yard. This is a gardener's delight with raised and irrigated garden beds and a fully-fenced yard to keep kids or pets safe. Whether you like to tinker or just need extra space, you'll appreciate the insulated double garage and detached garden shed. The LEGAL and self-contained SUITE has soundproofed walls and is a masterclass of well-thought-out utilization of space. Mom, Dad or guests will love that it's on the main floor without the need for steps and has tons of natural light. With heated tile floors, a gas fireplace, an oversized heat pump and triple-glazed windows, the home runs super efficiently and without affecting the occupants of the main home. Easy walking distance to Okanagan Lake, schools, shopping, and parks, this home delivers luxury and convenience. Garage has 50 amp plug which works perfect for RV hook up outside or to run large draw tools or a heater. Don't miss this rare opportunity. Call now to book your private viewing! (id:6769)

Listing Presented By:



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Vantage West Realty Inc.



Royal

**LePage Kelowna**

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Bedroom 10'0" x 10'9"

Other 3'6" x 2'11"

Bedroom 10'2" x 10'3"

3pc Bathroom 7'2" x 5'4"

3pc Bathroom 7'7" x 7'7"

Kitchen 10'5" x 9'1"

3pc Ensuite bath 6'2" x 7'7"

Other 15'2" x 15'6"

Primary Bedroom 14'0" x 14'11"

Other 11'6" x 17'6"

Other 12'8" x 10'8"

Kitchen 8'0" x 11'6"

Living room 10'11" x 8'3"

Full bathroom 6'7" x 8'5"

Laundry room 5'7" x 8'0"

Other 15'11" x 5'5"

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Bedroom 12'7" x 8'9"

Living room 11'7" x 14'7"