



# 3869 Angus Drive West Kelowna British Columbia

\$2,099,000

Experience breathtaking 180-degree lake views from this impeccably maintained semi-waterfront home, perched above Gellatly Bay. Step out your back door and onto the West Kelowna Lakefront boardwalk, with easy access to Okanagan beaches. This beautifully designed 4-bedroom, 4-bathroom home offers a fantastic layout. The main floor boasts an open-concept kitchen with maple cabinetry, a bright and inviting living room, a cozy fireplace, and a wraparound covered deck perfect for soaking in the scenery. A bedroom--currently used as an office--and a full bath complete this level. Upstairs, the primary suite showcases stunning lake views, a luxurious 5-piece ensuite, and a spacious bonus room alongside another bedroom. The walkout basement offers a fourth bedroom, a large recreation room, a full bathroom, and a generous laundry space. Additional highlights include a three-car garage with direct access to the main floor deck. Ideally located just minutes from downtown West Kelowna and all amenities, this exceptional home is a rare find! (id:6769)

3pc Bathroom 12'0" x 5'9"  
Bedroom 11'8" x 12'0"  
Loft 12'8" x 15'2"  
Other 8'6" x 6'2"  
5pc Ensuite bath 12'0" x 9'2"  
Primary Bedroom 14'0" x 16'0"  
Storage 11'6" x 15'4"  
Storage 9'8" x 9'4"  
Laundry room 11'10" x 10'4"  
3pc Bathroom 9'8" x 4'11"

Bedroom 13'8" x 16'8"  
Recreation room 10'8" x 13'4"  
Workshop 11'6" x 16'0"  
Other 20'0" x 21'0"  
Full bathroom 5'10" x 7'6"  
Bedroom 11'0" x 15'4"  
Kitchen 14'0" x 12'0"  
Dining room 14'0" x 12'6"  
Living room 17'6" x 17'0"

Listing Presented By:



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RE/MAX Penticton Realty

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



Royal

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