



# 3869 Angus Drive West Kelowna British Columbia

\$2,099,000

Vacant & Easy to Show ! Experience the pinnacle of Okanagan living with this rare semi-lakefront gem in the heart of West Kelowna. Boasting breathtaking 180-degree views of Okanagan Lake, this beautifully designed 4-bedroom( Possibility of 5th bedroom) , 4-bathroom home offers the perfect blend of luxury, comfort, and location. Ideally situated above the Gellatly Bay waterfront walkway, you're just steps from the shoreline, sandy beaches, and scenic boardwalk, and only minutes from the West Kelowna Yacht Club, award-winning wineries, boutique shops, and restaurants. The thoughtfully designed layout includes an open-concept main floor featuring a bright kitchen with maple cabinetry, a welcoming living room with a cozy fireplace, and a wraparound covered deck that invites you to soak in the panoramic lake views. A versatile main-floor bedroom (currently used as an office). Upstairs, the spacious primary suite enjoys stunning lake vistas, a spa-inspired 5-piece ensuite, and a generous bonus room alongside an additional bedroom( possibility for another bedroom). The fully finished walkout basement offers a fourth bedroom, a large recreation room, full bathroom, and expansive laundry area--ideal for hosting guests or relaxing in your own private retreat. Additional highlights include a triple-car garage with direct deck access and a meticulously maintained exterior that reflects pride of ownership throughout. (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 9'0" x 5'4"

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 10'4" x 12'6"

Listing Presented By:



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RE/MAX Penticton Realty

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Royal

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Laundry room 11'10" x 10'4"

Living room 17'6" x 17'0"

3pc Bathroom 9'6" x 4'11"