



## 397 Rio Drive Kelowna British Columbia

\$959,000

Welcome to your dream home in the highly sought-after Magic Estates neighborhood, nestled next to Knox Mountain. This beautifully maintained 4-bedroom home seamlessly blends modern comfort with serene natural surroundings, catering to outdoor enthusiasts and families. You'll have immediate access to five major trails leading to Knox Mountain for invigorating hikes and thrilling biking adventures. This move-in-ready home boasts stainless steel appliances, elegant hardwood flooring, and a new roof installed just last year for a worry-free living experience. The spacious layout includes 3 bedrooms on the main floor, while the lower level offers versatility with a welcoming family room, full bathroom, and a cozy guest room that can double as a home office or studio. The open concept living, dining, and kitchen area is bathed in natural light, creating a warm and inviting ambiance. The seamless transition between indoor and outdoor spaces lets you keep an eye on kids playing in the fenced private yard. Despite the tranquil and private location, the city is just a short 10-minute drive away, providing the best of both worlds - suburban peace with easy access to city amenities and attractions. (id:6769)

Bedroom 17'5" x 14'5"

Full bathroom 8'7" x 7'7"

Laundry room 8'6" x 6'2"

Family room 17'3" x 14'2"

Foyer 10'4" x 6'1"

Bedroom 11'4" x 10'

Living room 14'4" x 14'1"

4pc Bathroom 8' x 4'11"

4pc Ensuite bath 8'6" x 7'6"

Kitchen 14'8" x 13'3"

Bedroom 11' x 10'2"

Primary Bedroom 15'7" x 13'

Dining room 14'8" x 9'9"

Listing Presented By:



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Royal

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