



# 451 Cadder Avenue Kelowna British Columbia

\$1,725,000

Centrally positioned just moments to shopping, parks, Kelowna General Hospital, & a short stroll to the sparkling shores of Lake Okanagan, this residence offers an exceptional blend of lifestyle, quality, & everyday convenience. Thoughtfully constructed with timeless architectural detail & solid craftsmanship, the home carries a quiet sense of confidence--well suited to an executive couple, physician, or those seeking refined lock-&-leave living. A spacious entry with soaring ceilings sets an impressive tone. The main level unfolds into an open-concept kitchen, living, & dining area where vaulted ceilings & striking wood beam accents add warmth & architectural presence. Expansive windows frame the space in natural light. The kitchen is designed for both function & gathering, featuring a generous island, pantry, Bosch appliances, & a prep sink. A breakfast nook transitions seamlessly to the covered deck, creating an effortless extension for seasonal entertaining. Anchored by a gas fireplace, the living room feels both elevated & inviting. The primary suite is generous in scale with dual walk-in closets & a beautifully finished ensuite complete with heated floors, dual vanities, & a soaker tub. A dedicated main-floor office with exterior access offers exceptional versatility--ideal for a home-based business, professional workspace, or easily utilized as an additional bedroom if desired. Main-level laundry & abundant storage enhance everyday practicality. Upstairs, built-in display shelving lines the wide stairwell leading to an open loft, one additional bedroom, a full bathroom, & a spacious family room with its own private patio--providing thoughtful separation for guests. A large crawl space accommodates seasonal storage, & the detached double garage ensures secure parking. Just minutes from schools, dining, the hospital, & the lake--this home presents a rare balan...

Full bathroom 10'3" x 12'5"

Bedroom 16'0" x 11'11"

Family room 18'4" x 15'4"

Primary Bedroom 17'0" x 13'11"

Full ensuite bathroom 10'0" x 11'0"

Bedroom 13'5" x 11'11"

Laundry room 6'2" x 7'3"

Foyer 8'0" x 14'10"

Dining room 9'4" x 16'6"

Dining nook 8'4" x 12'11"

Kitchen 10'3' x 14'0"

Living room 16'5" x 17'0"

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters

<http://www.stonesisters.com/>



Royal

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Partial bathroom 2'11" x 6'10"