



557 Acadia Street Kelowna British Columbia

\$1,594,000

Above standard finishings in this custom designed 4600 sq/ft home. The main welcomes you in through a solid wood door. The chef's kitchen has a separate butlers pantry, grocery loading zone, and dining space with soaring ceilings that lead to the patio for views & grilling. The primary suite offers daily sunrises, a spa-like shower room, and customizable walk-in closet. Completing the main floor is a quiet den & office space, half bath, and mudroom with abundant closets & storage. Floor to ceiling fireplaces on both floors make the living spaces warm & inviting. The walkout lower level with separate entrance offers potential for a separate suite or individual room rentals, providing a solid passive income stream. There is a personal theatre and VR room, 3 oversized bedrooms (2 include ensuites & walk-in closets), plus bonus room that could be a dance studio, gym or made into 2 additional bedrooms. Also perfect for travellers & snowbirds, this home requires no yard work, 15 minutes to downtown and the lake, 4 mins from the airport. Outside, quiet walking streets connect to peaceful nature hikes & bike trails. The triple garage is equipped with a new Tesla charger, dog wash station, over height door, and room for a workshop area. Located in a very safe neighbourhood within easy walking distance to the top PreK - grade 12 school, and the University. This property offers versatility, as an ideal family home or lucrative investment opportunity. (id:6769)

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|-------------------------------|---------------------------|
| Kitchen 6'7" x 12'4" | Laundry room 10'6" x 8'1" |
| Utility room 14'0" x 12'4" | Den 7'1" x 8'4" |
| Recreation room 25'7" x 14'2" | Other 12'4" x 8'9" |
| Bedroom 19'3" x 13'6" | Office 11'4" x 8'6" |
| Family room 14'8" x 16'9" | Other 7'5" x 10'0" |
| 3pc Bathroom 8'8" x 8'1" | Mud room 11'1" x 9'6" |

Media 21'7" x 13'0"	5pc Ensuite bath 14'5" x 12'8"
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