



# 6736 Foothills Drive Vernon British Columbia

\$1,049,000

Walk-out rancher with striking views of Kalamalka & Okanagan Lakes, this welcoming home blends classic style with cozy character. The inviting, vaulted entryway leads to a well-appointed kitchen, offering lovely lake views that enhance any meal prep. The adjacent deck is perfect for easygoing gatherings, & the dining room provides an elegant setting for holidays, with a comfortable, adjacent living room with a vaulted ceiling. The primary bedroom is a retreat, with a 5-piece ensuite featuring a soaker tub and the lower level hosts a spacious family room, three good sized bedrooms, & a theatre room for movie nights. Enjoy abundant natural light & unobstructed park views from the deck, patio, & hot tub. The patio flows gracefully to the pool area, where a freshly sealed deck helps with easy upkeep. Enjoy the easy-to-get-to park, just below the property. It is quiet & rarely used. Also, there are various maintained trails in the Foothills, offering hiking, biking and walking, right from the front door. This home strikes a fine balance between stylish living & practical comfort, making it a gem of the neighbourhood. (id:6769)

- Family room 15'5" x 18'4"
- Bedroom 11'6" x 11'9"
- Storage 7'9" x 12'2"
- Exercise room 10'7" x 9'3"
- Media 21'4" x 9'6"
- Bedroom 13'7" x 10'5"
- Office 12'6" x 18'8"
- Laundry room 11'8" x 10'6"
- Bedroom 14'6" x 10'7"
- 5pc Ensuite bath 8'8" x 10'1"
- Primary Bedroom 21'3" x 15'10"
- 4pc Bathroom 10'5" x 4'11"
- Bedroom 10'7" x 10'9"
- Foyer 11'1" x 9'0"
- Kitchen 14'8" x 13'4"
- Family room 13'2" x 11'5"
- Dining room 9'1" x 13'10"
- Living room 12'7" x 15'5"

### 4pc Bathroom 6'9" x 8'10"

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Royal

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