



# 761 Siwash Court Kelowna British Columbia

\$1,349,900

Set on a quiet cul-de-sac in the desirable Dilworth Mountain community, this spacious 4,799 sq. ft. walk-out rancher offers an exceptional blend of space, privacy, and panoramic views. Thoughtfully designed for main-level living, this immaculately maintained residence captures sweeping views of the valley, city, and surrounding mountains from nearly every principal room. The chef's kitchen is both functional and elegant, appointed with granite countertops, soft-close cabinetry, premium KitchenAid appliances, and a charming bay-window breakfast nook. Seamless indoor-outdoor flow leads to a covered upper deck. The main floor also features a vaulted-ceiling family room with a gas fireplace, a formal dining area, a versatile office or bedroom, and a generously sized primary suite with a 5-piece ensuite. The fully finished walk-out lower level extends the home's appeal, offering two spacious bedrooms, a renovated bath, a large rec room, and an impressive theatre with coffered ceilings and a private kitchenette. Outside, the covered lower patio with hot tub invites quiet relaxation, while the expansive, tiered backyard—complete with mature landscaping and underground irrigation—offers space for a future pool. Situated on a rare, oversized lot in one of Kelowna's most coveted neighbourhoods, this home blends timeless comfort with boundless potential. Just minutes to downtown, top schools, golf, and trail networks—this is Dilworth living at its finest. (id:6769)

3pc Bathroom 11'4" x 8'8"	5pc Ensuite bath 17'1" x 7'10"
Bedroom 15'0" x 14'11"	Dining nook 15'11" x 9'7"
Bedroom 15'0" x 11'9"	Dining room 15'0" x 12'5"
Kitchen 6'9" x 10'10"	Foyer 9'0" x 10'6"
Other 13'5" x 35'5"	Other 26'2" x 22'5"
Media 16'3" x 25'9"	Kitchen 15'0" x 10'3"

Recreation room 18'2" x 19'0"	Laundry room 17'2" x 10'4"
Other 5'1" x 8'10"	Family room 17'2" x 15'6"

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