



# 214 Upper Canyon Drive Kelowna British Columbia

\$1,137,700

Home has licensed AIRBNB! Lifestyle, Location and great design in this quality-built Rykon home located in beautiful Wilden surrounded by green space and minutes away from all amenities. Wide open foyer welcomes you into this home with attached oversized garage (almost a triple!) and licensed Airbnb with separate entrance. Upstairs you will find great room layout with gas f/p, large windows, island kitchen, granite counters, vaulted ceilings, stainless steel appliances, including gas stove and double door pantry. Main level access through garden door to the fenced back yard which sides and backs green space - only one neighbour. Spacious laundry room on the main along with primary bedroom with large walk-in closet and 5-pce ensuite with floating dual-sink vanity, separate tiled shower and soaker tub. Second bedroom and full bathroom with marble walk-in shower on this level as well. Lower level has a self-contained licensed Airbnb suite, with its own laundry and would be easy to make into a full-legal suite as utilities are separate, or apply to have a STR with the City (if you meet the requirements as a principal residence, etc.). Geothermal system is fully paid. (id:6769)

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|-------------------------------|-------------------------------|
| Utility room 6'4" x 6'2"      | Laundry room 6'0" x 10'11"    |
| Kitchen 10'0" x 10'11"        | Living room 13'0" x 16'8"     |
| Other 20'11" x 29'0"          | Kitchen 15'2" x 12'5"         |
| Foyer 10'9" x 1'              | Dining room 8'5" x 13'2"      |
| Family room 11'11" x 10'11"   | Bedroom 12'5" x 10'11"        |
| Bedroom 13'3" x 9'7"          | 5pc Ensuite bath 12'7" x 9'0" |
| 4pc Bathroom 5'1" x 10'11"    | 3pc Bathroom 6'0" x 8'6"      |
| Primary Bedroom 13'6" x 12'2" |                               |

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Listing Presented By:



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Royal LePage Kelowna

<https://www.joannewillmott.com/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca