



## 2835 Canyon Crest Drive 3 West Kelowna British Columbia

\$949,900

**\*\*EDGE VIEW AT TALLUS RIDGE SHOWHOME OPEN SAT & SUN 12-3PM\*\*** Edge View offers the only walk-out rancher townhomes in West Kelowna, with up to \$30,000 in developer incentives and PTT exemption (saving up to \$17,998\*). Home #3 is a spacious 2,418 sq. ft. MOVE-IN READY walk-out rancher with 2 bedrooms, 2 flex/den rooms, 3 bathrooms, and a double side-by-side garage. Step inside to discover a bright, airy main floor with 9+ foot ceilings and large windows showcasing beautiful views of Shannon Lake. The modern kitchen features under-cabinet lighting, stainless steel appliances, a full-height backsplash, and access to a private back patio. The main floor primary suite offers a deluxe ensuite with a soaker tub, double-sink vanity, glass shower, and walk-in closet. Downstairs, find an additional bedroom and bath, 2 flex rooms, and a large recreation room with walk-out access to the private backyard and a lower deck that includes a 220-volt rough-in for a hot tub. Advanced noise-canceling Logix ICF blocks built into the party wall make for quiet, peaceful living. This home includes a 1-2-5-10 Year New Home Warranty and meets Step 3 of BC's Energy Step Code. Tallus Ridge provides easy access to nature and amenities, with a fishing lake, golf course, and plenty of walking and biking trails nearby. Edge View is the perfect place to call home. (id:6769)

Full bathroom Measurements not available

Recreation room 17'3" x 19'4"

Bedroom 9'7" x 16'9"

Den 13'4" x 12'11"

5pc Ensuite bath Measurements not available

Primary Bedroom 12'11" x 13'

Partial bathroom Measurements not available

Living room 13'11" x 12'

Kitchen 13'2" x 15'

Dining room 13'2" x 10'6"

Listing Presented By:



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RE/MAX Kelowna

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



**Royal**

**Lepage Parkside Realty**

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

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

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