



## 3308 Aspen Lane Kelowna British Columbia

\$1,325,000

Experience breathtaking, unobstructed lake views from two expansive decks in this contemporary walkout rancher backing onto green space and located in Mckinley Beach. The stylish two-tone kitchen features durable quartz counters, under-cabinet accent lighting, and stainless steel appliances, including a gas range. The open-concept living area boasts a cozy gas fireplace, perfect for winter evenings. The main deck, equipped with a retractable awning, offers the flexibility to bask in the sun or enjoy a glass of wine while taking in the stunning views of Okanagan lake. The lower level features a spacious family room with another large deck, two bedrooms with captivating lake views, a full bathroom, dedicated storage room, and a versatile den or bonus room. Additional highlights of this home include heated floors in both full bathrooms, remote control blinds, irrigation system on App, A/C, water softener, rough-in for an EV charger & central vacuum, and upgraded epoxy floors in the garage. Residents of Mckinley Beach enjoy a 1km beach, numerous hiking trails right outside their door, tennis & pickleball courts, community gardens, playground, and the upcoming amenity center with pool, hot tub & fitness center plus a future winery with restaurant. This vibrant community is conveniently located just 10 minutes from the airport, 15 minutes to downtown Kelowna, 6 minutes from Lake Country, and an hour from Big White and Silverstar ski hills. (id:6769)

Utility room 10'5" x 10'1"

Storage 10'0" x 8'0"

4pc Bathroom 5'11" x 9'0"

Bedroom 10'5" x 12'3"

Bedroom 10'11" x 14'0"

Den 17'10" x 18'8"

Family room 16'7" x 24'2"

2pc Bathroom 6'6" x 4'10"

5pc Ensuite bath 9'6" x 10'11"

Primary Bedroom 12'10" x 14'0"

Dining room 11'0" x 10'1"

Living room 13'5" x 16'5"

Kitchen 11'0" x 13'4"

Listing Presented By:



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Royal

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