



# 440 Audubon Court Kelowna British Columbia

\$1,950,000

Step into your dream home! This stunning modern residence seamlessly blends luxury, comfort, and functionality, offering an exceptional living experience for you and your family. The main floor features a spacious master suite with a spa-like ensuite bathroom with heated floor and direct access to the balcony, providing the perfect spot for morning coffee or evening unwinding. The living room boasts high ceilings and a linear gas fireplace with a built-in fan for cozy evenings. The chef's kitchen is a culinary delight, equipped with SS appliances, a built-in Miele coffee machine and a butler pantry. The adjacent dining room is bright and spacious, with large windows allows you to enjoy breathtaking sunset views while dining. Upstairs, you'll find 2 bedrooms, a dedicated office space, and a spacious family room perfect for relaxation or family activities. The lower level is designed for enjoyment and guest accommodation, with suite potential. It features a theater room for cinema-quality entertainment, 2 additional bedrooms and a stylish bar with a sitting area. Outdoor living includes an inground pool, hot tub, and a partially covered patio with a fan and gas hookup for an outdoor kitchen. Additional features include a mudroom with garage entry and a triple oversized garage with two doors and a large workbench area. Conveniently located near Chute Lake ES, public transport, and parks, this home offers unparalleled convenience. Own this rare gem in a desirable neighborhood! (id:6769)

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|----------------------------|------------------------------|
| Loft 28'11" x 27"          | 3pc Bathroom 11'8" x 11'4"   |
| Bedroom 14'5" x 15'6"      | Other 6'7" x 8'6"            |
| Bedroom 12' x 15'8"        | Primary Bedroom 14' x 14'10" |
| 5pc Bathroom 9'11" x 12'3" | Bedroom 10'10" x 11'7"       |
| Utility room 6'3" x 6'11"  | Living room 14'2" x 17'10"   |
| Other 16'5" x 23'4"        | Laundry room 9'1" x 12'3"    |

Recreation room 26'3" x 24'9"

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