



## 2220 Shannon Ridge Drive 105 West Kelowna British Columbia

\$899,000

Steps from picturesque Shannon Lake, this perfect family home has great curb appeal and a inviting front porch. The home has 4 bedrooms, 3.5 bathrooms and a fully finished basement. The main living boasts an open floor plan across the back of the home with a family room warmed by a handsome gas fireplace and an island kitchen with breakfast bar. The great room is completed with a breakfast nook overlooking the beautifully landscaped backyard. Good sized flat, fully landscaped & fenced yard. Back inside the main has a spacious living room & dining room, laundry room and 2 piece powder room. Upstairs, has a large primary bedroom, with 4 piece en-suite and a walk in closet, 2 more good sized bedrooms and a 4 piece bathroom complete the upstairs. The fully finished basement is perfect for movie night, the big game or family rec/games/playroom. It also has a 4th bedroom and a 3 piece bathroom. Perfectly located with short walks to Shannon Lake Elementary & CNB Middle School, close to shopping, golfing, parks and walking trails around the lake. Double garage, A/C underground irrigation. Don't delay this is an amazing meticulously kept home in a idyllic location. Measurements approx. pls verify if important. Once annual bare land strata fee of \$300 (id:6769)

Bedroom 13'1" x 10'6"

Full ensuite bathroom 11'2" x 9'2"

Full bathroom 9'2" x 4'11"

Bedroom 11'8" x 10'10"

Primary Bedroom 15'7" x 12'4"

Full bathroom 9'3" x 5'11"

Bedroom 18'2" x 10'6"

Recreation room 24'4" x 18'11"

Dining room 9'7" x 9'0"

Partial bathroom 9'6" x 3'1"

Laundry room 10'2" x 9'6"

Family room 14'10" x 12'5"

Living room 15'11" x 12'1"

Kitchen 15'3" x 12'8"

Listing Presented By:



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