



# 1070 Aurora Heights West Kelowna British Columbia

\$1,295,000

This stunning executive rancher with a fully finished walk-out basement showcases luxurious finishes and impeccable landscaping. The spacious and bright living area features, 10' ceilings a gas fireplace and floor-to-ceiling windows, perfectly framing breathtaking mountain views. The kitchen, complete with a large island, granite countertops, maple cabinets, and a brand-new stainless steel fridge, flows seamlessly into the dining area, sun deck, and outdoor BBQ space. The well-appointed primary bedroom overlooks the valley, offering private access to the sun deck and a spa-like ensuite. With 4 bedrooms and 3 bathrooms, this home is designed for comfort and style. The lower level includes two generously sized bedrooms, full bathroom, a family room, a wet bar with dishwasher and custom wine wall, 9' ceilings and pre-plumbing for a washer/dryer, adding brightness and versatility. Unwind in the hot tub, complete with a wall-mounted TV and take in the serene mountain and valley views from the patio and deck. Situated in the heart of West Kelowna, this home offers easy access to shopping, dining, schools, and the endless recreational opportunities of the Okanagan Valley. West Kelowna is known for its stunning wineries, beautiful parks, and vibrant community, making it a perfect place to enjoy the Okanagan lifestyle. (id:6769)

Other 46'7" x 13'1"

Utility room 10'10" x 9'10"

Bedroom 21'11" x 10'10"

Family room 18'2" x 13'6"

Recreation room 19'3" x 18'1"

Games room 14'11" x 9'

Other 14'11" x 7'8"

Bedroom 15'2" x 15'2"

4pc Bathroom

Living room 19'3" x 18'4"

4pc Bathroom 9'7" x 7'10"

Bedroom 14'11" x 14'4"

Laundry room 10' x 8'3"

Primary Bedroom 17'9" x 15'3"

5pc Ensuite bath 12'10" x 8'11"

Other 10' x 4'7"

Dining room 15'4" x 12'3"

Kitchen 15'0" x 12'0"

Listing Presented By:



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