



# 1940 Begbie Road Kelowna British Columbia

\$1,295,000

This charming Wilden home seamlessly combines modern updates w/classic appeal. It features 4 bdrms PLUS a legal 1 bdrm self-contained suite. The impressive 2 storey foyer entry leads up to an open concept main level featuring an abundance of beautiful natural light & engineered hardwood floors. A fantastic entertaining space boasting a large living rm with a cozy gas f/p, a dedicated dining area and an updated kitchen w/quartz surfaces, modern KitchenAid appliances and a gas range. Enjoy direct access from your main level to a lovely outdoor patio and a level yard. The pool-sized backyard is a private oasis, adorned with mature landscaping, beautiful trees and a paver stone patio ideal. Extra bonus...an additional front patio off the main living area with lovely views! An ideal family layout with 3 bdrms on the main level including the primary bdrm which opens to the backyard through french doors & features a walk-in closet & 5-piece ensuite. The lower level includes an oversized double garage with built-in workbench, a flex space, 1 bdrm (armoire incl.) and a well-equipped laundry room. The separate 1 bdrm, 1 bath legal suite offers privacy for guests or rental income (currently rented), making this property an ideal blend of modern convenience & thoughtful upgrades. Recent enhancements: built-ins in the dining alcove & living room, rebuilt retaining wall, new turf, hot water tank (2023), custom blackout blinds & smart thermostat! This home is neat as a pin and shows 10/10! (id:6769)

Other 9'1" x 10'11"	Bedroom 11'8" x 14'
Laundry room 5'5" x 9'11"	Bedroom 19'1" x 10'
Foyer 10'5" x 12'6"	5pc Ensuite bath 15'1" x 5'11"
Bedroom 11'6" x 13'6"	4pc Bathroom 4'11" x 10'6"
Primary Bedroom 15'8" x 12'8"	Living room 14'1" x 19'4"

Living room 19'7" x 17'10"	Kitchen 14'3" x 9'6"
Kitchen 10'8" x 15'4"	Bedroom 12'5" x 15'4"
Dining room 12'6" x 12'6"	Full bathroom 8'6" x 7'4"

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**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com