



# 2835 Canyon Crest Drive 2 West Kelowna British Columbia

\$954,900

**\*\*EDGE VIEW AT TALLUS RIDGE SHOWHOME OPEN SAT & SUN 12-3PM\*\*** Welcome to Edge View at Tallus Ridge. Edge View at Tallus Ridge - #2 is 2418 sq ft (approx) walk-out rancher townhome. Overlooking Shannon Lake, this is your opportunity to enjoy the best of the West Kelowna lifestyle. 2 bedrooms plus 2 flex/den, 3 bathrooms, and a double, side-by-side garage. With the primary bedroom on the main floor, enjoy quick access to the kitchen, living/dining area and laundry room. The primary ensuite includes a deluxe soaker tub, double sink vanity, semi-frameless glass shower stall, and walk-in closet. The high-end modern kitchen includes premium quartz countertops, a slide-in gas range stove, a stainless steel dishwasher, and a refrigerator. Downstairs you'll find 1 additional bedroom and bath, 2 flex rooms and a large recreation room. Relax on your partially covered deck and lower patio with amazing views of Shannon Lake! Advanced noise-canceling Logix ICF Blocks built into the party wall for superior durability and insulation. 1-2-5-10 Year New Home Warranty, meets Step 4 of BC's Energy Step Code. Shannon Lake is a 5-minute drive to West Kelowna shopping, restaurants, and entertainment, and close to top-rated schools. Escape to nature with a small fishing lake, a family-friendly golf course, and plenty of hiking and biking trails. Under construction. Move-in Fall 2024. No PTT (some conditions may apply). \*Photos of a similar home in the development. (id:6769)

Full bathroom Measurements not available  
Recreation room 17'3" x 19'4"  
Bedroom 9'7" x 16'9"  
Den 13'4" x 12'11"  
5pc Ensuite bath Measurements not available

Primary Bedroom 12'11" x 13'  
Partial bathroom Measurements not available  
Living room 13'11" x 12'  
Kitchen 13'2" x 15'  
Dining room 13'2" x 10'6"

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