



2835 Canyon Crest Drive 23 West Kelowna British Columbia

\$799,900

****EDGE VIEW AT TALLUS RIDGE SHOWHOME OPEN SAT & SUN 12-3PM**** New move-in ready pricing on 3-storey townhomes--the best value on freehold land in West Kelowna! Home #23 at Edge View in Tallus Ridge is a 3-storey walk-up end townhome in the sand colour scheme, perfect for family living. It features a spacious layout with 3 bedrooms, a flex/den space, 3 bathrooms, yard/patio, a double-car side-by-side garage, and \$13,500 in included upgrades. The main floor offers 9' ceilings, a dining area, a living room, a flex space, and large windows that bring in natural light. The modern kitchen comes equipped with premium quartz countertops, a slide-in gas range, and stainless steel dishwasher and refrigerator. Upstairs, you'll find the primary bedroom with an ensuite and walk-in closet, two additional bedrooms, and a laundry room with a front-loading washer and dryer. Advanced noise-canceling Logix ICF blocks built into the party wall make for quiet, peaceful living. This home includes a 1-2-5-10 Year New Home Warranty and meets Step 3 of BC's Energy Step Code. Just 5 minutes from West Kelowna's shops, restaurants, schools, and entertainment, Shannon Lake offers plenty of outdoor recreation with a small fishing lake, golf course, and walking and biking trails. Move-in ready with a PTT exemption, saving you an additional \$14,798. Listing photos and virtual tour are of a similar home in the community. (id:6769)

Partial bathroom 4' x 4'

Den 9'8" x 8'1"

Living room 15'8" x 16'10"

Dining room 12' x 9'3"

Kitchen 17'6" x 15'

Other 9'1" x 5'10"

Bedroom 11'3" x 11'2"

Full bathroom 5' x 5'

Bedroom 11'3" x 11'2"

5pc Ensuite bath 8' x 12'

Primary Bedroom 12' x 10'10"

Foyer 10' x 10'

Listing Presented By:



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<http://www.kelownarealestatepros.com/>



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