



# 3340 Mimosa Drive West Kelowna British Columbia

\$549,000

NEW PRICE - below ASSESSED VALUE!! Welcome Home to Sage Creek, a highly sought-after, affordable gated community in the heart of West Kelowna. This charming home features two bedrooms, two full baths, and an open-concept living area that seamlessly connects to a private yard. The yard includes a lovely English garden and a cozy patio space, ideal for relaxing or entertaining guests. Additional features include an attached garage and a wider driveway that provides ample parking for all your visitors; it's all low maintenance and has plenty of storage. NO PTT Or SPEC TAX. QUICK POSSESSION AVAILABLE. Enjoy the convenience of having everything you need at your fingertips. You'll find Two Eagles Golf Course just across the street, perfect for a quick round, or you can explore numerous options for an Okanagan Wine Tour just down the hill. Sage Creek offers its residents a wealth of amenities. The amenity building includes a Fitness Room, Library, Lounge area for the occasional Happy Hour, outdoor patio, and rentable space for hosting events. The community is just a short walk from many shops, restaurants, and grocery stores. The beautiful beaches of West Kelowna are also close by, offering plenty of opportunities for outdoor enjoyment. Call your favourite Realtor today to schedule a viewing and experience all Sage Creek offers. (id:6769)

Other 19'10" x 12'  
Bedroom 10'7" x 10'  
Other 3' x 3'9"  
3pc Ensuite bath 7'11" x 4'11"  
Primary Bedroom 12' x 12'11"  
Mud room 8' x 5'

Laundry room 8' x 6'5"  
3pc Bathroom 8'10" x 4'10"  
Living room 13'4" x 16'4"  
Dining room 10'6" x 7'8"  
Kitchen 10'6" x 10'7"

Listing Presented By:



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Stilhavn Real Estate Services

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



**Royal LePage Locations West Realty**

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