



# 3397 Merlot Way West Kelowna British Columbia

\$1,125,000

Imagine this: sipping your morning coffee on the deck as you watch your little ones walk safely to the nearby elementary school. With a massive field and playground practically in your backyard, this home is a young family's dream! This 5-bedroom, 3-bathroom walkout rancher in Lakeview Heights offers 2,915 sq. ft. of thoughtfully designed living space. The open-concept main floor includes 3 spacious bedrooms, ideal for keeping younger children close, along with a bright kitchen featuring stainless steel appliances, a gas range, and an eat-in island. Downstairs, an entertainment room provides the perfect spot for family game nights or movie marathons. Step outside to your private oasis: a fenced yard with a heated saltwater pool and a covered patio for year-round enjoyment. Located on a peaceful cul-de-sac with friendly neighbors, this home is close to schools, parks, wineries, and everything your family needs. With a double garage, ample parking, and fresh updates downstairs, this home is move-in ready and waiting to be your family's safe haven. Don't wait! Book your showing now! (id:6769)

|                              |                               |
|------------------------------|-------------------------------|
| Other 6'7" x 7'11"           | 4pc Bathroom 4'11" x 11'11"   |
| Primary Bedroom 14'11" x 12' | 3pc Ensuite bath 8'2" x 7'11" |
| Living room 23'8" x 18'2"    | Other 14'10" x 10'8"          |
| Laundry room 5'11" x 10'6"   | Storage 14'6" x 26'2"         |
| Kitchen 12'2" x 15'5"        | Recreation room 18'8" x 28'3" |
| Other 23'5" x 19'10"         | Bedroom 15'4" x 10'9"         |
| Dining room 10'6" x 17'      | Bedroom 15'2" x 10'11"        |
| Bedroom 10'2" x 11'11"       | 4pc Bathroom 9'1" x 9'1"      |
| Bedroom 11'6" x 11'3"        |                               |

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