



## 758 Varney Court Kelowna British Columbia

\$1,049,900

**LOCATION** Plus! A serene & charming street nestled beside Bellevue Creek. This beautiful 4 bed (3 up) + den, 2.5 bath home offers exceptional RV/boat parking, a spacious layout, & lush gardens. The main features hardwood flrs, a formal living/dining area w/newer gas f/p & high ceilings, a spacious granite-counter kitchen (new gas stove) overlooking the stunning gardens. Adjacent to the kitchen is a cozy family/sitting room, perfect for casual relaxation, with access to the cov. back deck, yard & hot tub. Mn flr bed/office, great for working from home, a convenient 2-pce guest bath & generous laundry. A grand foyer leads up to a bayed lofted space (ideal as a den, playrm or craft area) adds practicality & flexibility. The primary suite features vaulted ceilings, double doors, walk-in closet & 5-piece ensuite w/dual vanity, separate shower & large corner soaker tub. Two add'l beds share a full bath with skylight for lots of natural light & one of the beds even enjoys cheater ensuite access, making it a perfect guest or teen retreat. Whether you're relaxing on the covered back deck or enjoying the peaceful sounds of the creek from the front porch, this home offers a calm, connected lifestyle in one of Kelowna's most desirable neighbourhoods close to schools, shops, restaurants, brew pub & parks. Add'l highlights include a new furnace & a/c, security, newer b/i vac & leaf covers on gutters as well as super storage options in the crawl which has a full-height section as well! (id:6769)

Den 9' x 9'

Bedroom 13'8" x 9'11"

4pc Bathroom Measurements not available

Bedroom 11'5" x 9'11"

5pc Ensuite bath Measurements not available

Primary Bedroom 15'6" x 13'5"

Partial bathroom 7'9" x 5'4"

Laundry room 10'1" x 9'7"

Bedroom 14'5" x 9'

Family room 10'5" x 15'

Foyer 14' x 7'11"

Kitchen 15'2" x 16'4"

Living room 18' x 20'4"

Listing Presented By:



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