



JANE HOFFMAN
REALTY

WELL MAINTAINED WALK OUT RANCHER ON DILWORTH



PROUDLY MARKETED BY MARLA MILLER

337 - 663 Denali Court
Kelowna, BC



WELCOME TO 337-663 DENALI COURT

Incredible opportunity to own a well-maintained walkout rancher on Dilworth with gorgeous valley views. The main level boasts a seamless open concept space. Large windows allow natural light to flood the main living area and showcase the beautiful views. In the living room, enjoy the added ambience of the gas fireplace.

With a center island featuring bar seating, the kitchen offers a great layout for gathering with the family and hosting. Ample cabinet space for storage, granite countertops, and stainless-steel appliances. The primary bedroom is located on the main level and features a 5-piece ensuite, walk-in closet, and valley views.

The lower level is perfect for the kids, featuring a large recreation room, two bedrooms with a shared bath, an office, and walkout access to the patio and level backyard with panoramic views. Two-car garage.

For those seeking an established neighborhood just minutes from downtown Kelowna, this is an excellent location.

Listing Agent - Marla Miller | Contact marla@janehoffman.com or 403-830-4029

DETAILS

Address	337-663 Denali Court Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	2469 sq. ft.

SPECIFICATIONS & FEATURES

Year Built	2005	Exterior	Stone, Stucco
View	City, Mountain, Valley	Roof	Asphalt/Fibreglass Shingles
Water	Municipal	Heating	Natural Gas Forced Air
Sewer	Connected	Cooling	Central Air
Main Level	1346 sq. ft.	Fireplace	2 Fireplaces
Lower Level	1294 sq. ft.	Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 7' 4 x 8' 10
Living Room: 15' 5 x 16' 6
Kitchen: 10' x 13' 3
Dining Room: 11' 4 x 12' 10
2-Piece Bathroom: 6' 4 x 5' 5
Primary Bedroom: 14' 3 x 18' 1
5-Piece Ensuite: 10' 10 x 11' 5
Laundry: 11' 11 x 11'
Garage: 20' 1 x 21' 7

Room Sizes - Lower Level

Recreation Room: 29' 8 x 16' 6
4-Piece Bathroom: 5' 11 x 8'
Bedroom: 9' 5 x 15' 5
Bedroom: 11' x 20' 5
Office: 9' 11 x 7' 6
Utility Room: 18' 10 x 17'

Inclusions

- KitchenAid microwave
- Electric oven
- KitchenAid dishwasher
- KitchenAid fridge/freezer
- Samsung washer/dryer

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.







337-663 Denali Ct, Kelowna, BC

Main Floor Exterior Area 1355.66 sq ft
Interior Area 1265.38 sq ft
Excluded Area 458.29 sq ft



PREPARED: 2024/02/21

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

337-663 Denali Ct, Kelowna, BC

Lower Floor Exterior Area 1293.80 sq ft
Interior Area 1206.38 sq ft
Excluded Area 0.16 sq ft



PREPARED: 2024/02/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EXCEPTIONAL FEATURES

- Welcome to this beautiful area of Dilworth Mountain
- This well-maintained walkout rancher features over 2600 sq. ft. of living space
- Beautiful open concept home
- This well-designed floorplan offers 3 bedrooms and 2 full and one half baths
- The kitchen has a stainless-steel appliance package, beautiful polished stone counters, kitchen island and well thought out design overlooking dining and living room
- Seamless transition to the comfort of the covered balcony with room for patio seating and BBQ hook-up
- Panoramic views of the mountains and valley surrounding the home
- A perfect family home with a large open concept rec room with direct access to the back yard
- Located near schools, parks, shopping, and minutes to downtown Kelowna and all amenities
- Spacious two car garage

Kitchen/Dining

- Beautiful stone counters, tile backsplash, and white shaker-style cabinetry
- Cabinetry is accented with stainless-steel hardware
- Chef's stainless steel appliance package
- Built-in under cabinet task lighting
- Stunning center island beautifully designed with additional built in cabinetry and seating for four
- Recessed lighting and two pendant light fixtures above the island
- The dining area is adjacent to the kitchen with recessed alcove for dining hutch, chandelier over dining table, large window and glass patio door to the deck

Living Room

- The living room is open concept with kitchen and dining areas
- Corner fireplace with tile surround creates cozy ambience
- Ceiling fan and recessed lighting
- Large windows illuminate the space and capture the views
- Convenient access to the covered outdoor deck with room for seating, and a BBQ hook-up
- A perfect space for entertaining friends and family

Laundry

- Spacious laundry room features front load washer and dryer, white shaker-style cabinetry, wash sink, folding counter, and linen closet
- Additional space by the window for a desk if desired

Main Level Bedroom

- Primary bedroom features, large picture window, a spacious walk-in closet, and a 5-piece ensuite

Main Level Bathrooms

- 2-piece powder room located in the heart of the main level features, frosted glass privacy window, tile flooring, vanity with white shaker-style cabinetry, one sink, and wall mounted mirror with over-head light fixture
- 5-piece ensuite attached to the primary bedroom features, tile flooring, double vanity with two sinks and white shaker-style cabinetry below, wall mounted mirror with two over-head light fixtures, a tub with tile surround, and a glass door shower with rainfall and handheld wand shower heads

Lower Level

Two Bedrooms

- Both feature large windows, plush carpeting, and one offers a walk-in closet

Full Bathroom

- 4-piece bathroom features, vanity with one sink and wood cabinetry below, wall mounted mirror with bar lighting and tub/shower combination

Office

- Built-in upper cabinetry and desk space with 2 lower cabinets extending the length of one wall in the room, tile flooring
- Located at the bottom of the stairs on the lower level

Recreation Room

- Large flex space perfect for the whole family
- Large windows flood this space with natural light, recessed lighting
- Built-in wall mounted media
- Corner fireplace finished with tile invites warm relaxation
- Plush carpeting
- Convenient access from this space to outdoor living area, backyard, and covered patio





LISTED BY MARLA MILLER

C: 250-866-0088

T: 403-830-4029

E: marla@janehoffman.com

The logo for Unison, featuring the word "Unison" in a bold, serif font with a blue arc above it.

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janehoffman.com | 250-866-0088



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