



JANE HOFFMAN
REALTY

CHARMING ENGLISH COUNTRY STYLE HOME ON 0.50 ACRE PRIVATE LOT



PROUDLY MARKETED BY JANE HOFFMAN

2560 Alberta Court
Kelowna, BC

DETAILS

Address	2560 Alberta Court Kelowna, BC	Bedrooms	5
		Bathrooms	4, 3 Full, 1 Half
		Finished Area	4214 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.52 Acre, 70.2 ft. x 172.5 ft.	Year Built	1983, Renovated in 2018
Views	Mountain	Exterior	Brick, Stucco
Water	Municipal	Roof	Metal
Sewer	Septic System	Heating	Natural Gas Forced Air
Main Level	2065 sq. ft.	Fireplaces	2 Fireplaces
Upper Level	1149 sq. ft.	Cooling	Central Air
Lower Level	999 sq. ft.	Garage/Driveway	Attached 2-Car Garage
Ownership	Freehold	Foundation	Concrete

Room Sizes - Main Level

Room Sizes – Main Level

Foyer: 8' x 13' 8

Kitchen: 14' 3 x 24' 8

Living Room: 13' 7 x 17' 8

Dining Room: 11' 9 x 12' 1

Family Room: 18' 3 x 17' 9

Sunroom: 17' 2 x 12' 2

2-Piece Bathroom: 6' 3 x 4' 4

Primary Bedroom: 12' x 15' 6

4-Piece Ensuite: 7' 7 x 10' 4

Laundry/Mud Room: 23' x 10' 11

Garage: 23' x 11' 3

Garage: 23' x 13' 1

Room Sizes - Upper Level

Bedroom: 11' 10 x 11' 9

Bedroom: 18'7 x 20' 2

Bedroom: 9'5 x 11'2

Office: 9' 3 x 11' 9

5-Piece Bathroom: 5' 9 x 11' 6

Storage: 7' 6 x 10' 9

Room Sizes – Lower Level

Recreation Room: 23' 3 x 24' 4

3-Piece Bathroom: 5' 3 x 9' 6

Bedroom: 11' 7 x 18'

Den: 21' 6 x 16' 9

Storage: 9' 7 x 17' 7

Inclusions

- KitchenAid Fridge/Freezer
- KitchenAid Beverage Fridge
- KitchenAid 6-burner Gas Stove
- KitchenAid Hood Vent
- Bosch built-in Coffee Maker
- Miele Dishwasher
- Whirlpool Washer & Dryer
- Panasonic Microwave

Mechanical

- Wired for DSC Security
- Carrier furnace, Nest thermostat
- Carrier humidity control
- Comfort one heated flooring
- John Wood hot water tank
- Kenmore water softener
- Cyclone central vac

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.



WELCOME TO 2560 ALBERTA COURT

Charming English Country style home nestled in a private, park-like setting. Exceptional location on a quiet cul de sac in the desirable Hall Road area. A short drive to nearby amenities, a lovely stroll to miles and miles of walking/biking trails. Gated access to ample boat/RV storage in rear yard. Mature landscaped property with entertainment-sized deck and space for a future swimming pool. Gorgeous roof lines on impressive, low-maintenance metal roof.

The **MOMENT** you open the front door, you will be enchanted by the interior renovations! Modernization top to bottom includes a kitchen with Silestone quartz counters, expansive centre island, window service to the deck, and S/S appliances (Miele dishwasher, Bosch built-in coffee maker). Family room features high-pitched 2-storey ceilings, rock fireplace flanked by windows, and a small bar area. Main floor primary bedroom has raised ceilings, 2 closets (1 walk-in), and a spa-like ensuite with water closet, dual sinks, quartz counters, and beautifully tiled shower. Completing the main floor are a formal dining rm, living room, capacious laundry/mudroom, and sun-drenched morning room.

Upper level boasts 3 additional bedrooms, a home office/flex space, and full bathroom. Lower level offers an abundance of storage, cold room, TV/Games room, and separate in-law/guest suite area (bed, bath, plumbing for future kitchen, living room w/gas fireplace) with separate access. A special, thoughtfully-designed home with charm!

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088



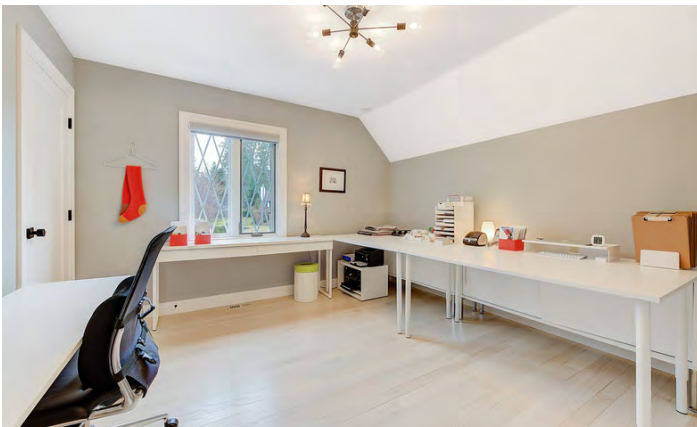














2560 Alberta Ct, Kelowna, BC

Main Floor Exterior Area 2065.38 sq ft
Interior Area 1904.88 sq ft
Excluded Area 857.25 sq ft



PREPARED: 2024/02/23



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.

2560 Alberta Ct, Kelowna, BC

2nd Floor Exterior Area 1149.32 sq ft
Interior Area 994.34 sq ft
Excluded Area 47.73 sq ft



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2560 Alberta Ct, Kelowna, BC

Walkout Basement (Below Grade) Exterior Area 1199.51 sq ft
Interior Area 1078.45 sq ft
Excluded Area 81.82 sq ft



PREPARED: 2024/02/23

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.



DETAILED FEATURES

Exceptional Features

- Charming English country style home on a cul-de-sac in the desirable Hall Road area
- Over 4000 sq. ft. of luxury living space with quality craftsmanship at every turn
- Attention to fine details throughout this thoughtfully designed home
- The gourmet kitchen has a quality stainless-steel appliance package, beautiful polished quartz counters, and kitchen island
- Built-in central vac throughout the home
- All cabinetry was done by Align West Homes
- Renovated by Chrystal Redpath in 2017
- Fully landscaped, underground irrigation, private back yard
- There is access in the back yard, off of the main road with an easement creating a large space for additional RV or boat parking
- Just a short stroll to nearby parkland with miles of walking, hiking and biking trails
- Oversized double garage, metal roof
- Custom inner mount pull down blinds throughout the home
- Wired for security
- Roughed in for kitchenette, bedroom and living area in the basement perfect for visiting guests
- This home features an abundance of outdoor living, from a beautiful sunroom, the back patio off of the main living area to the backyard, and lounging area
- Fantastic location just a short drive to wineries, golfing, shopping, schools and all city amenities

Foyer

- Enter this gorgeous home through grand double wood doors
- High ceilings with modern light fixture
- Hardwood flooring flows through to the main living area
- Two spacious closets located on each side of the front door

Living Room

- Beautiful bay windows accent this room
- Illuminated by recessed lighting
- Lots of natural light in this inviting, well designed space

Family Room

- Beautiful open concept with high vaulted ceiling creating a bright and airy environment, ceiling with shiplap finish, remote-controlled wood ceiling fan
- Relax and enjoy this inviting room capturing the beautiful views
- Feature wall is perfectly accented with a beautiful gas fireplace surrounded by floor to ceiling stone with wood mantel, windows from floor to ceiling on each side of the fireplace capture the views and provide lots of natural light

Family Room Cont'd

- Drop down light fixtures and wall sconce lighting
- Nestled in the corner of this room is a bar station with cabinetry, quartz counter top, undermount sink, and shelving with under lighting
- Easy access to the comfort of the sunroom and backyard through double glass French doors

Kitchen/Dining

- Stunning quartz countertops and shaker-style cabinetry
- Beautiful center island with bar top seating for three, built-in cabinetry, and built-in kick vacuum
- A cabinet opens to a TV
- A modern light fixture illuminates this island
- Roll out storage on both sides of the kitchen sink
- Built in coffee machine
- The functionality of this kitchen is enhanced by professional stainless-steel appliances
- A pass through window opens from the kitchen to the BBQ area, convenient when hosting
- A coffee/bar station is adjacent to the kitchen with shaker-style cabinetry with glass display upper units, beverage fridge, and wine racks built-into the cabinetry on each side of the beverage fridge
- Easy access to the sunroom to relax & enjoy indoor/outdoor living
- The dining area is convenient to the kitchen and will accommodate large gatherings, featuring a shiplap ceiling finish, table is accented by drop down light fixture, large view windows

Sun Room

- Sunroom opens through two sets of glass doors from the kitchen and family room
- Offering the perfect mix of indoor/outdoor living
- Electric baseboard heating
- Finished with shiplap ceiling and brick walls
- Sky light and large windows add lots of natural light
- Two large glass doors open to the outdoor patio area

Laundry/Craft/Mudroom

- This spacious room is located conveniently off of the garage
- Front load washer/dryer, wash sink, and cabinetry
- Illuminated by two chandeliers
- Double door closets provide abundant storage

Main Level Bedroom

- Primary bedroom has a feature wall with built-in sconce lights, extended ceilings, custom walk-in closet with cabinetry and hanging space, hanging light fixture, picture windows, and a 4-piece ensuite

Main Level Bathrooms

- 2-piece powder conveniently located has a vanity with marble countertop, undermount sink, and a wall mounted mirror with a spotlight light fixture
- 4-piece ensuite attached to the primary bedroom features, a spacious vanity with two undermount sinks and ample wood cabinetry below, a large wall mounted mirror, heated flooring, and a seamless glass shower with inset feature tile, rainfall and handheld shower heads

Three Upper Level Bedrooms

- 1st bedroom features, a hanging light fixture to the side of the bed, large window, and a walk-in closet
- 2nd bedroom features, angled ceilings and a spacious closet
- 3rd bedroom features, angled ceilings, two chandeliers on a dimmer switch, three closets, wood paneling and two alcoves on each side of the room, adjacent from each other providing lots of natural light, hook-up for wall mounted TV

Upper Level Office

- A beautiful home office space on the upper level over-looks the lower family room
- Vaulted ceilings with shiplap finish, room for two desks with additional storage

Upper Level Bathroom

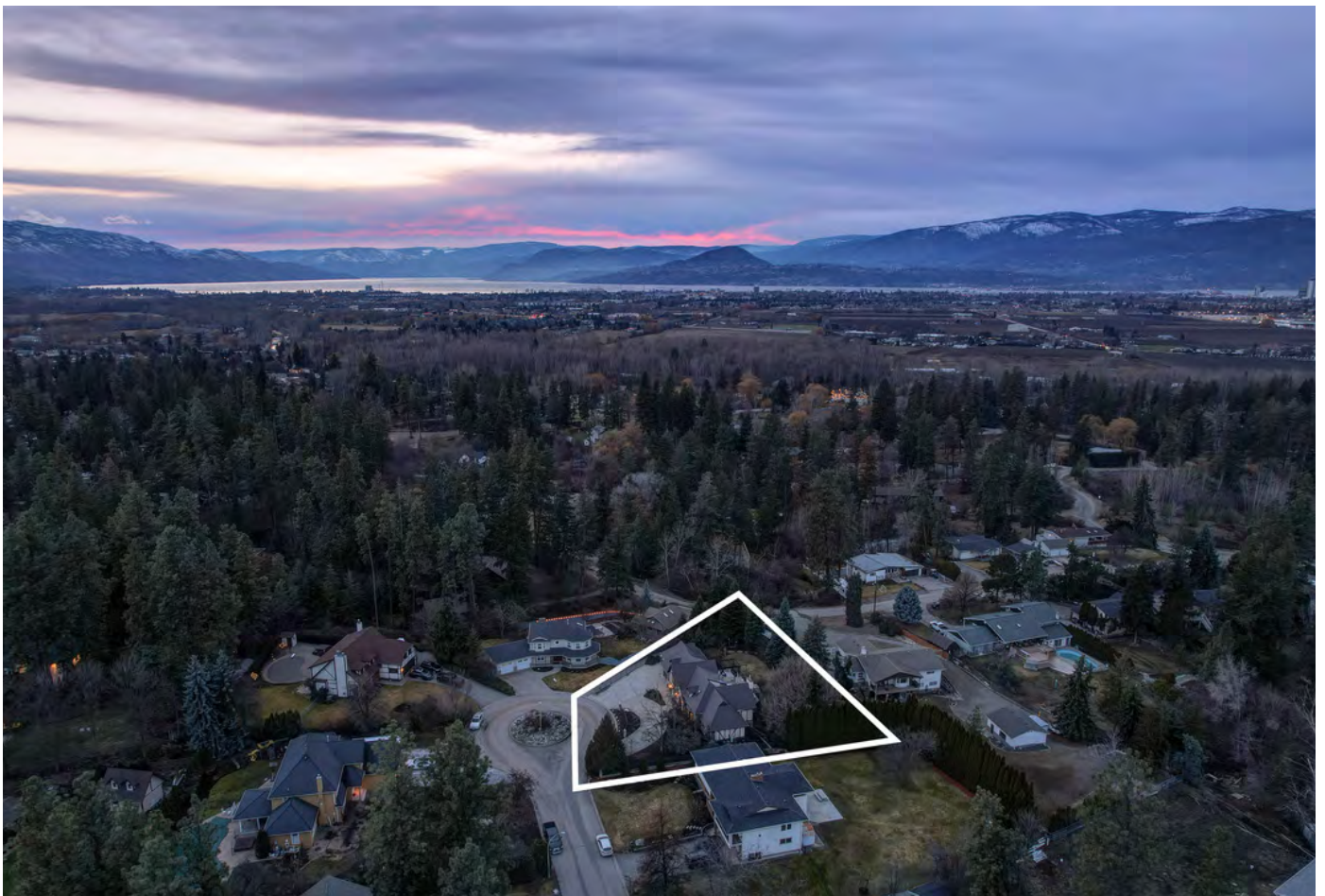
- 5-piece bathroom has tile flooring, vanity with two undermount sinks, wall mounted mirror, and tub/shower combination

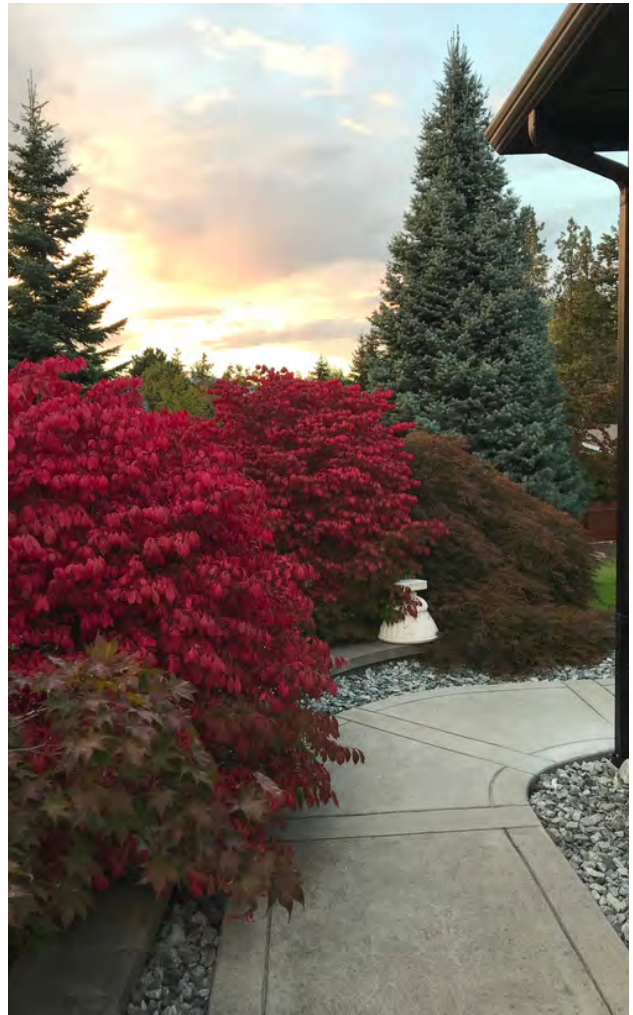
Lower Level Bathroom

- 3-piece bath on this level features, floating vanity with an undermount sink, white shaker-style cabinetry with painted ceramic hardware, wall mounted mirror with built-in light, and a seamless glass shower with a handheld wand showerhead and built-in seat

Basement

- Main area of the basement features a large open area with plush carpeting
- There is also a private living space with a bedroom, 3-piece bathroom and living room
- Door with window panel leads to the outdoors plus window, both adding natural light
- The living room area has a built-in fireplace with concrete surround, media hookup above
- Vinyl flooring, wired for a kitchen if desired





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