



JANE HOFFMAN
REALTY

BEAUTIFULLY MAINTAINED 3 BEDROOM FAMILY HOME



PROUDLY MARKETING BY MICHAEL MYCHALYSHYN

*2828 Bentley Road
West Kelowna, BC*

DETAILS

Address	2828 Bentley Road West Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 full, 1 half
		Finished Area	1951 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.11 Acre	Year Built	2007
Water	Municipal	Exterior	Stone, Vinyl
Sewer	Connected	Roof	Asphalt/Fibreglass Shingles
Views	Mountain, Mature Landscaping	Heating	Forced Air
Main Level	1031 sq. ft.	Cooling	Central Air
Upper Level	920 sq. ft.	Fireplace	1 Gas Fireplace
Foundation	Concrete	Garage	Attached Double Garage

Room Sizes - Main Level

Foyer: 7'10" x 8'2"

Living Room: 11'5" x 14'7"

Dining Room: 10'9" x 12'5"

Kitchen: 10'4" x 13'5"

Family Room: 18'3" x 15'7"

2-Piece Bathroom: 5'6" x 5'10"

Laundry: 7'7" x 8'8"

Utility Room: 6'10" x 2'5"

Garage: 20'6" x 21'2"

Room Sizes - Upper Level

Primary Bedroom: 16'0" x 15'9"

5-Piece Ensuite: 12'1" x 12'3"

Bedroom: 11'0" x 12'7"

Bedroom: 10'0" x 10'6"

4-Piece Bathroom: 8'6" x 6'0"

Inclusions

- GE electric range
- GE refrigerator
- GE dishwasher
- Magic Chef built-in microwave
- LG front load washer
- LG dryer

Mechanical

- Tempstar furnace
- Central A/C
- Rheem hot water tank
- Honeywell thermostats
- Kwikdial irrigation
- Nilfisk central vacuum
- 125-amp service panel

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 2828 BENTLEY ROAD

Set in the welcoming community of Shannon Lake, this beautifully maintained 3-bedroom, 3-bath home blends timeless charm with modern functionality. Just minutes from top-rated schools, scenic parks, and endless hiking and biking trails, it offers an ideal family setting.

A bright, open main level flows effortlessly from the living room with its rich millwork, gas fireplace, and vaulted ceilings—to the dedicated dining area and spacious kitchen. Shaker-style cabinetry, stainless steel appliances, a centre island with prep sink, and a bay-window breakfast nook make this kitchen a true gathering space. A versatile family room, laundry with built-in storage, and a stylish powder room complete the level.

Upstairs, the expansive primary suite features bay windows overlooking the backyard, a walk-in closet, and a 5-piece ensuite with soaker tub and glass shower. Two additional bedrooms and a full bath provide comfort for family or guests.

Outdoors, enjoy a covered patio with roll-down screen, a large fenced yard with mature landscaping, and raised garden beds—perfect for pets, play, and entertaining.

A double garage with built-in shelving and driveway parking for two add convenience to this exceptional property. Roof is equipped with solar panels.

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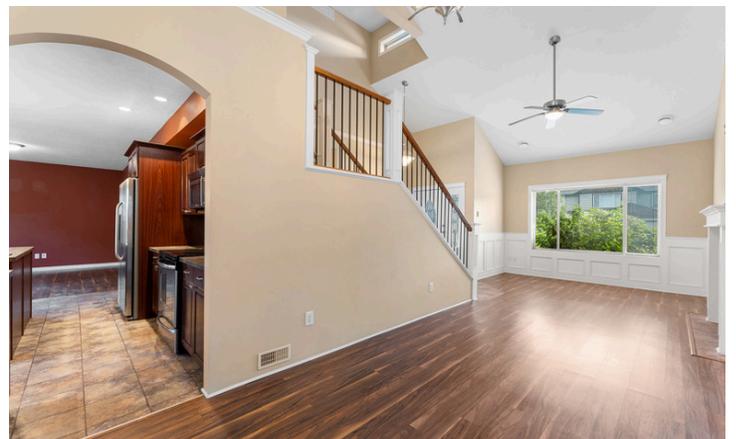
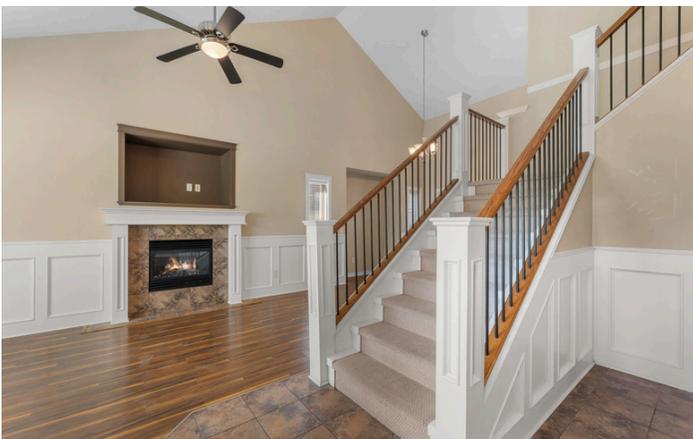
Virtually Staged



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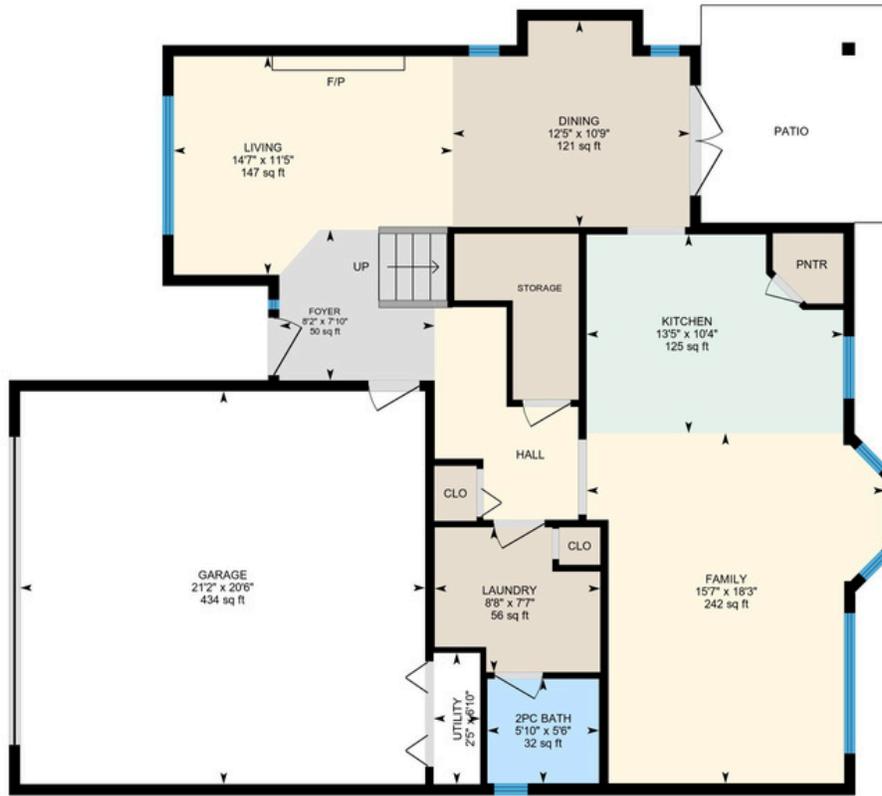






2828 Bentley Rd, West Kelowna, BC

Main Floor Exterior Area 1031.33 sq ft
Interior Area 943.85 sq ft
Excluded Area 483.72 sq ft



Upper Level Exterior Area 920.01 sq ft
Interior Area 837.82 sq ft



PREPARED: 2025/08/09



DETAILED INFORMATION

Exceptional Features

- Charming 3-bedroom, 3-bath residence nestled in the welcoming and family-friendly Shannon Lake neighborhood
- Beautifully maintained home offering over 1,900 sq. ft. of thoughtfully designed living across two well-planned levels
- Spacious main level featuring both a formal living room and a cozy family room, ideal for entertaining or relaxation
- Elegant living room with soaring vaulted ceilings, classic wainscoting millwork, and an inviting gas fireplace centerpiece
- Bright, functional kitchen complete with stainless-steel appliances, a full pantry, and a casual breakfast nook
- Convenient main level laundry room with abundant storage space
- Luxurious primary suite highlighted by a charming bay window, generous walk-in closet, and spa-inspired 5-piece ensuite
- Two additional upper-level bedrooms plus a stylish 4-piece bath, perfect for family or guests
- Attached two-car garage offering secure parking and additional storage options
- Expansive driveway providing ample room for multiple vehicles
- Covered back patio overlooking the tranquil backyard, designed for outdoor living and year-round enjoyment
- Large, fully fenced backyard with lush greenspace, mature shade trees, and raised garden beds for the garden enthusiast
- Beautifully landscaped front yard with manicured lawns and multi-colored shrubs
- Sustainable solar panels (2024) delivering energy efficiency and long-term cost savings
- Upgraded hot water tank (2024)
- Outstanding location just minutes to West Kelowna's shopping, dining, schools, golf courses, and all amenities

Living Room

- Soaring vaulted ceilings paired with expansive windows fill the space with natural light and create an airy, open ambiance
- Inviting gas fireplace with elegant tile surround and a classic wood mantel adds warmth and inviting ambiance
- Custom wainscoting millwork highlights timeless craftsmanship and architectural detail
- Seamless open-concept design flows effortlessly into the dining room, perfect for both everyday living and entertaining

Family Room

- Perfectly positioned just off the kitchen, with an open-concept connection for everyday living
- Expansive window overlooking the backyard fills the room with natural light and offers peaceful views
- Warm and inviting setting, ideal for cozy family gatherings, casual entertaining, or quiet relaxation

Kitchen/Dining

- Spacious kitchen appointed with timeless shaker-style cabinetry and a premium GE stainless steel appliance package
- Functional center island with a second prep sink, offering generous workspace and convenience
- Walk-in pantry with glass door and built-in shelving, providing abundant and organized storage
- Bright breakfast nook framed by bay windows, creating a sunlit setting for casual meals with backyard views
- Elegant formal dining room highlighted by soaring vaulted ceilings and direct walk-out access to the covered patio and backyard

Main Level Bathroom

- 2-piece bath features tile floors a vanity with a vessel sink, a window with privacy glass and a wall mounted mirror with overhead lighting

Laundry

- Built-in cabinetry and countertops for ample folding and storage space
- Includes pedestal height front load LG washer and dryer

Three Upper Level Bedrooms

- Primary bedroom features carpet, large bay windows overlooking the backyard, a walk-in closet with built-in shelving and a luxurious 5-piece ensuite
- The second bedroom features carpet, two windows and a double door closet
- The third bedroom features carpet, one window and a double door closet

Two Upper Level Bathrooms

- 5-piece ensuite in the primary bedroom features tile floors, a vanity with 2 drop-in sinks, an oversized tiled-in tub, a walk-in shower with a glass door and a large window with privacy glass
- 4-piece bath features tile floors, a vanity with a drop-in sink, a tub/shower combination and a wall mounted mirror with overhead lighting





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