



**557 CLIFTON COURT, KELOWNA**

**Presented by**  
Dean Simonelli  
Real Estate Professional



**JANE HOFFMAN**  
REALTY



## 557 CLIFTON COURT, KELOWNA

---

Stunning modern contemporary in North Clifton Estates showcasing three levels of elevated living with thoughtful design and premium finishes. Situated on a peaceful no-through road bordering parkland, this property offers unobstructed panoramic views!

Engineered hardwood and Italian porcelain tile flow throughout, complemented by 8' interior doors, custom window coverings, and a 3-level elevator. The main level great room features soaring 21' ceilings open to above, gas fireplace with floor-to-ceiling tile feature wall, and statement LED chandelier.

The gourmet kitchen is an entertainer's dream with titanium granite counters, Wolf 5-burner gas cooktop, dual Bosch dishwashers, 2-tone cabinetry, and large island seating 4. Butler's pantry with built-in Frigidaire professional fridge/freezer and coffee station. Main level office, wetbar, and powder room complete this level.

The primary retreat occupies the entire upper level with 14' vaulted ceilings, lake and mountain views, walk-in closet with custom built-ins, and luxurious 5-piece ensuite with heated floors, freestanding soaker tub, and oversized tiled shower. Coffee bar and bonus room provide flex space.

Lower level features 3 bedrooms, 2 bathrooms, recreation room with gas fireplace, and wetbar with wine storage. Ideal for in-law or nanny suite. Low-maintenance xeriscape landscaping with turf putting green, covered patios on all 3 levels, roughed-in outdoor kitchen, hot tub pad, and EV charger in oversized 2-car garage. Stunning lake view from all levels!

## DETAILS

---

<b>Address</b>	557 Clifton Court, Kelowna, BC, V1V 0B7	<b>Bedrooms</b>	4
<b>City</b>	Kelowna	<b>Bathrooms</b>	4
		<b>Finished Area</b>	4,533 Sq. Ft.

## SPECIFICATIONS

---

<b>Lot Size</b>	0.29 Acres	<b>Zoning</b>	RU1
<b>Water</b>	Municipal	<b>Legal Description</b>	LOT 37 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLANEPP93314
<b>Sewer</b>	Connected	<b>Ownership</b>	Freehold, Fee Simple
<b>Features</b>	Sprinklers in Ground		
<b>View</b>	Lake, Mountains, Water, Panoramic		

## BUILDING FEATURES

---

<b>Finished Area</b>	4,533 Sq. Ft.	<b>Fireplace</b>	2 Fireplaces (Gas)
<b>Year Built</b>	2021	<b>Parking</b>	2 Garage Spaces Attached, Garage
<b>Storeys</b>	3	<b>Construction</b>	Stone, Stucco, Wood Frame, MetalSiding
<b>A/C</b>	Central Air	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Forced Air	<b>Exterior Features</b>	Balcony, Sprinkler System
<b>Interior Features</b>	Kitchen Island, Double Vanity, High Ceilings, Pantry, Wet Bar, Instant Hot Water, Central Vacuum System, Vaulted Ceilings, Air Filtration	<b>Basement</b>	Full, Finished, Walkout

## ROOM SIZES

---

<b>Main Level</b>	<b>Lower Level</b>	<b>Second Level</b>
Living Room: 16'7" x 19'6"	Utility Room: 25'10" x 11'4"	Primary Bedroom: 18'7" x 13'6"
Laundry: 13'2" x 8'1"	Recreation: 20'1" x 15'6"	Bonus Room: 20'3" x 14'11"
Pantry: 11'5" x 10'8"	Bedroom: 17'1" x 10'7"	5-Piece Ensuite Bath: 17'1" x 11'9"
Kitchen: 20'4" x 13'8"	Bedroom: 17'2" x 11'2"	
Foyer: 7'11" x 8'8"	Bedroom: 19'1" x 14'8"	
Dining Room: 13'0" x 19'6"	4-Piece Bathroom: 8'5" x 9'2"	
2-Piece Bathroom: 4'11" x 8'7"	4-Piece Bathroom: 13'8" x 8'0"	

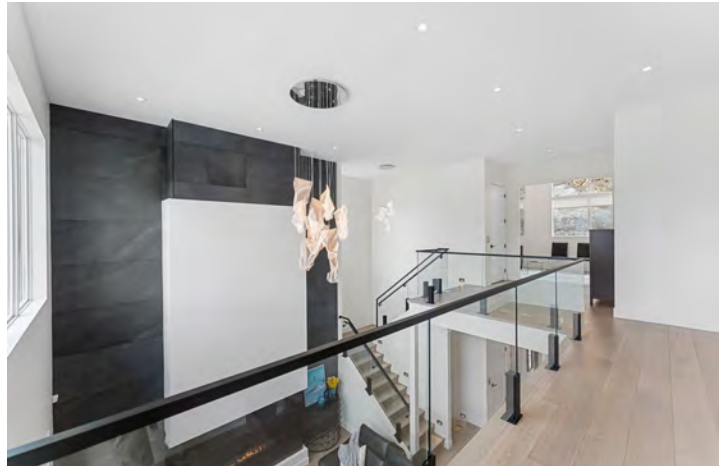




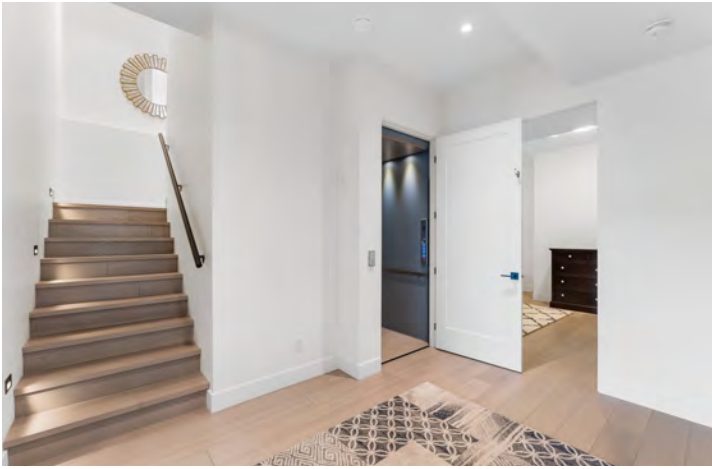














### 557 Clifton Ct, Kelowna, BC

Main Floor Exterior Area 1650.30 sq ft  
Interior Area 1532.15 sq ft  
Excluded Area 608.55 sq ft



PREPARED: 2026/05/09

While 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.

### 557 Clifton Ct, Kelowna, BC

Upper Level Exterior Area 1300.64 sq ft  
Interior Area 1186.51 sq ft  
Excluded Area 246.37 sq ft



PREPARED: 2026/05/09

While 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.

# 557 Clifton Ct, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1582.26 sq ft  
Interior Area 1464.08 sq ft  
Excluded Area 199.99 sq ft



PREPARED: 2026/05/09



While 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

---

- Contemporary North Clifton Estates residence offering 4 bedrooms, 4 bathrooms, and 4,533 sq ft of living space located on a peaceful no-thru road bordering parkland with panoramic lake and mountain views
- Dramatic modern architecture is complemented by expansive windows, soaring ceiling heights, engineered hardwood flooring, Italian porcelain Lappato tile, 8-foot interior doors, floating stair detailing, and thoughtfully integrated lighting throughout
- The design elements include TV-ready wiring in all rooms, stair lighting, flush floor vent covers, multiple wet bars and coffee stations, elevator access to all three levels, and extensive custom cabinetry by Westwood
- Unobstructed lake and mountain views are framed from nearly every principal room, creating a seamless connection between the interior of the home and the surrounding Okanagan landscape
- Outdoor living spaces span all three levels of the home, designed for elevated entertaining and year-round enjoyment with covered patios, frameless glass railings, recessed lighting, and expansive lounging and dining areas
- Low-maintenance xeriscape landscaping is enhanced by over 500 feet of exterior landscape lighting, flowering shrubs, decorative rock features, turf, drip-line irrigation with the dramatic hillside surroundings creating exceptional evening ambiance
- Backyard features include a golf practice putting green, roughed-in outdoor kitchen connections, concrete pad ready for future hot tub installation, and ample space for a potential pool design
- Oversized double garage features 12-foot ceilings, epoxy flooring, EV charger, stainless steel sink, water bibs and additional functional storage flexibility
- Lower-level design offers excellent flexibility for guests, multigenerational living, nanny accommodations, or future suite potential with separate living and wet bar areas
- Located in a quiet, peaceful, upscale neighbourhood surrounded by nature with direct access to scenic walking trails

### Inclusions

- Wolf 5-burner gas cooktop
- Bosch wall oven
- Bosch convection microwave
- Bosch dishwashers (2)
- Built-in Frigidaire Professional refrigerator/freezer
- Danby Silhouette bar fridge
- LG refrigerator
- Samsung washer
- Samsung dryer

### Mechanical

- Armstrong Air furnace & central A/C
- 200-amp electrical service
- Navien condensing tankless hot water system
- Emerson thermostat
- Lifebreath Heat Recovery Ventilator (HRV)
- GeneralAire whole-home humidifier
- Sanuvox UV air purification system
- Reverse osmosis
- Rainbird irrigation system
- Roughed-in central vacuum

## **MAIN AND UPPER LEVELS**

### **Entry**

- The welcoming foyer features 10-foot ceilings, contemporary frosted glass-paneled front door with sidelights, engineered hardwood flooring, and immediate lake and mountain views creating a dramatic first impression

### **Great Room**

- The great room offers a dramatic open-concept gathering space with soaring 21-foot ceilings, expansive lakeview windows, and seamless connection to the dining and kitchen areas
- Features include wide plank engineered hardwood flooring, floor-to-ceiling matte black porcelain tile feature wall with inset gas fireplace with high-gloss tile surround, statement suspended acrylic LED chandelier and concealed TV-ready wiring for a clean contemporary aesthetic

### **Kitchen**

- The kitchen is the central hub of the home, blending elevated contemporary design with exceptional functionality for entertaining and everyday living
- Features include 10-foot ceilings, Titanium granite countertops, tile backsplash, motorized blinds, oversized central island with raised seating bar for four, pendant lighting, and large picture window framing panoramic lake and mountain views
- Two-tone cabinetry combines rich dark-stained maple lower cabinets with sleek white flat-front uppers, complemented by premium Wolf and Bosch appliances and sliding barn door access to the butler's pantry

### **Butler's Pantry**

- The butler's pantry enhances the kitchen experience with additional prep and storage space designed for effortless entertaining
- Features include porcelain tile flooring, soft-close flat-front cabinetry, granite countertops, tile backsplash, undercabinet lighting, undermount prep sink, coffee and tea station, and a built-in Frigidaire Professional refrigerator/freezer

### **Dining**

- The dining area is positioned to take advantage of the open-concept design and surrounding lake views, the perfect setting for both formal dinners and relaxed everyday gatherings
- Features include engineered hardwood flooring, linear lighting, custom built-in wine storage wall, and integrated wet bar enhancing entertaining convenience and flow
- Wet bar features two-tone cabinetry with white upper cabinets and dark-stained oak lowers, tile backsplash, undercabinet lighting, quartz surfaces, and Danby Silhouette beverage fridge

### **Laundry/Mudroom**

- The laundry and mudroom area has direct access to the garage and excellent storage
- Features include porcelain tile flooring, custom-height soft-close cabinetry, wood countertops, Samsung front-load washer and dryer, and oversized entry storage closet

### **Powder Room**

- 2-piece powder room features porcelain tile flooring, floating vanity with granite countertop, vessel sink, undercabinet lighting, dark maple soft-close cabinetry, dramatic floor-to-ceiling tile feature wall, pendant lighting, and linen storage closet

### **Office/Den**

- The office and den features porcelain tile flooring and large east-facing windows overlooking the dramatic natural rock hillside and front landscape, creating a bright and inspiring workspace

### **Upper Level - Primary Bedroom and Ensuite**

- Complete with wide plank engineered hardwood flooring, expansive lake and mountain views, dramatic 14-foot vaulted ceilings, a custom built-in makeup station, a walk-in closet with custom built-ins, a roughed-in stacking laundry, and luxurious 5-piece ensuite
- 5-piece primary ensuite features heated porcelain tile flooring oversized double vanity with quartz countertops, undermount sinks, modern flat-front white cabinetry, tile backsplash, under cabinet lighting, freestanding soaker tub with Riobel fixture, and oversized fully tiled walk-in shower with built-in bench seating

### **Upper Level - Bonus Room**

- The bonus room features engineered hardwood flooring, vaulted ceilings, upper clerestory windows, large east-facing mountain view windows, TV-ready wiring, and flexible use potential for office, crafts, nursery, or future bedroom conversion

### **Upper Level - Coffee Bar**

- Complete with dark maple soft-close cabinetry, quartz countertop, tile backsplash, undermount bar sink
- Conveniently located adjacent to the primary bedroom suite

## **LOWER LEVEL**

### **Recreation Room**

- The recreation room is designed as a relaxed secondary living space ideal for guests, movie nights, or multigenerational living flexibility
- Features include engineered hardwood flooring, gas fireplace with dramatic floor-to-ceiling tile surround, TV mount area, sliding barn door access, and large windows capturing lake and mountain views

### **Wet Bar**

- The wet bar enhances entertaining and guest accommodations with soft grey flat-front soft-close cabinetry, quartz countertop, full quartz backsplash, undermount bar sink, undercabinet lighting, built-in wine storage, and LG refrigerator

### **Three Bedrooms**

- The first bedroom features wide plank engineered hardwood flooring, 10-foot ceilings, large windows with lake and mountain view, a spacious closet with sliding doors and custom built-ins, and shared Jack-and-Jill bathroom access
- The second bedroom features engineered hardwood flooring, large south-facing window, double-door closet with custom built-ins, and shared Jack-and-Jill bathroom access
- The third bedroom features engineered hardwood flooring, large window, walk-in closet with additional under-stair storage, and flexible potential for fitness room, media room, or playroom

### **Two Full Bathrooms**

- Jack-and-Jill 4-piece bathroom features heated porcelain tile flooring, soft-close white flat-front vanity, quartz countertop, undermount sink, and tub/shower combination with full tile surround
- 4-piece bathroom features heated porcelain tile flooring, soft-close white flat-front vanity, quartz countertop, undermount sink, and tub/shower combination with tile surround

### **Utility Room**

- The utility room provides generous additional storage space and convenient direct exterior access to the side yard

## LOCATION

---





*Stunning Contemporary Home*  
Prime North Clifton Estates

Panoramic lake, mountain and valley views from all levels. Located on a no-thru road bordering parkland and hiking trails. The perfect home that can accommodate all your family's needs.

— Dean Simonelli

Follow Jane Hoffman Realty

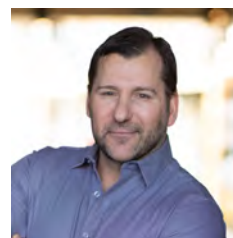


**JANE HOFFMAN**  
REALTY

250-866-0088  
inquiry@janehoffman.com  
janehoffman.com

100 – 730 Vaughan Ave  
Kelowna, BC  
V1Y 7E4

PRESENTED BY



**DEAN SIMONELLI**

Real Estate Professional

---

250-863-6300  
dean@janehoffman.com



JANE HOFFMAN  
REALTY

---

The Benchmark for *Excellence*

---



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4  
250-866-0088 • [www.janehoffman.com](http://www.janehoffman.com)