



2839 COPPER RIDGE DRIVE, WEST KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN

REALTY



2839 COPPER RIDGE DRIVE, WEST KELOWNA

Sweeping views of Okanagan Lake and Okanagan Mountain Park meet thoughtful design in this West Kelowna home with a self-contained 2-bedroom legal suite, perfect for extended family, guests, or mortgage help. From the moment you step inside, floor-to-ceiling windows frame the lake and surrounding mountains, bringing the view into nearly every corner of this home. The main level flows seamlessly from living to dining to kitchen, anchored by wide-plank white oak hardwood, a custom granite mantel with shiplap feature above the elevated gas fireplace topped with a Mantel Mount pneumatic TV mount, and large sliding doors opening to a covered Duradek patio.

The kitchen features Wi-Fi-enabled LG appliances, a 5-seat quartz island and white Shaker cabinetry. The primary suite offers lake and mountain views, a walk-in closet with custom built-ins, and a spa-like 5-piece ensuite with two sinks, soaker tub, and fully tiled walk-in shower. The second bedroom and 3-piece bath complete this level, along with a mudroom-laundry with custom storage.

9 ft. ceilings throughout the home with 11 ft. ceilings featured in main entryway and living room. The lower level of the main home complete with recreation room and additional bedroom, 3-piece bath, and storage space.

The self-contained suite is independent from the main home with its own entrance, full kitchen with Samsung appliances, living room opening to a large covered patio, two bedrooms, 3-piece bath, and in-suite laundry. Located in the Smith Creek area of West Kelowna, this is a fantastic neighbourhood close to excellent schools and parks.

DETAILS

Address	2839 Copper Ridge Drive, West Kelowna, BC, V4T 0E7	Bedrooms	5
City	West Kelowna	Bathrooms	4
		Finished Area	3,485 Sq. Ft.

SPECIFICATIONS

Lot Size	0.15 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 25 DISTRICT LOT 3478 OSOYOOS DIVISION YALE DISTRICT PLAN EPP107527
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views		
View	Lake, Mountains, City, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	3,485 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2021	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Cedar, Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, High Ceilings	Basement	Full, Finished, Separate Entry

ROOM SIZES

Main Level

Foyer: 9'2" x 9'2"
Laundry: 18'8" x 6'9"
3-Piece Ensuite Bath: 8'10" x 4'11"
5-Piece Ensuite Bath: 9'8" x 18'0"
Bedroom: 10'11" x 12'6"
Primary Bedroom: 14'0" x 17'7"
Dining Room: 16'1" x 6'1"
Living Room: 21'1" x 17'7"
Kitchen: 19'1" x 10'10"

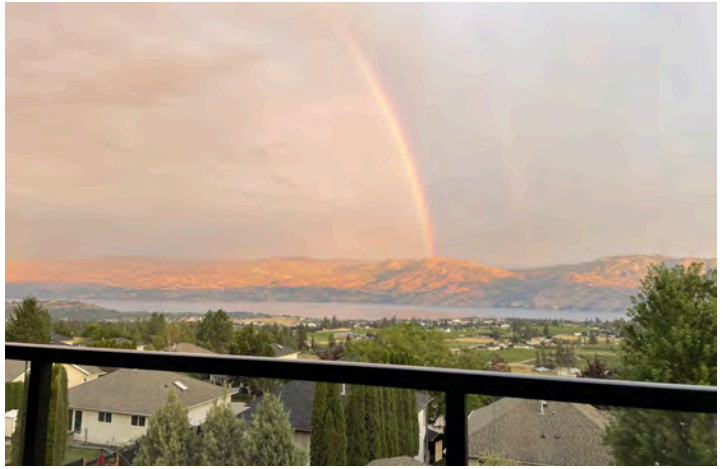
Lower Level

Kitchen: 17'5" x 14'7"
3-Piece Bathroom: 8'6" x 9'10"
Bedroom: 17'6" x 11'0"
Recreation: 12'6" x 15'8"
Utility Room: 8'11" x 5'0"
Storage Room: 8'1" x 5'9"
3-Piece Bathroom: 8'7" x 4'11"
Bedroom: 9'11" x 16'0"
Bedroom: 12'6" x 9'11"
Family Room: 13'5" x 17'0"





















2839 Copper Ridge Dr, West Kelowna, BC

Main Floor Exterior Area 1799.44 sq ft
Interior Area 1681.17 sq ft
Excluded Area 468.62 sq ft



PREPARED: 2026/01/19



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.

2839 Copper Ridge Dr, West Kelowna, BC

Lower Level / Suite (Below Grade) Exterior Area 1685.35 sq ft
Interior Area 1563.41 sq ft
Excluded Area 47.21 sq ft



PREPARED: 2026/01/19



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EXCEPTIONAL FEATURES

- Beautifully designed residence offering approximately 3,485 sq. ft of thoughtfully planned living space over two levels
- Five bedrooms and four bathrooms designed to accommodate family living, guests, and flexible lifestyle needs
- Main level features an open-concept layout connecting the kitchen, dining, and living areas, providing great flow while entertaining family and friends
- Finishing details on the main floor include wide plank white oak hardwood flooring, porcelain tile, granite surfaces, modern shaker-style cabinetry, and custom built-in features throughout
- Large windows throughout the home capture the views of Okanagan Lake and Okanagan Mountain Park providing lots of natural light, equipped with Hunter Douglas window coverings throughout, high ceilings enhance the spacious feel
- Main living areas open to an outdoor patio space, creating seamless indoor-outdoor flow
- Bathrooms throughout the home are finished with a cohesive design, featuring porcelain and tile flooring, fully tiled walk-in showers, quartz and granite countertops, modern shaker-style soft-close cabinetry, and clean contemporary fixtures
- Lower-level family and recreation spaces providing flexibility for movie nights, play areas and guest accommodations
- Self-contained lower-level suite with private access, ideal as a mortgage helper or for extended family and guests
- Located in the Smith Creek area of West Kelowna, close to schools, parks, shopping, and everyday amenities
- Convenient access to nearby trails and outdoor recreation while maintaining a quiet residential setting
- Low maintenance landscaping featuring rock accents, established shrubs, and underground irrigation for effortless upkeep
- A well-cared-for, move-in-ready home offering a balanced blend of comfort, functionality, and location

Inclusions

- LG refrigerator
- LG dual fuel range
- Panasonic microwave
- Venmar Chef range hood
- KitchenAid dishwasher
- LG front load washer
- LG front load dryer
- SUITE
- Samsung refrigerator
- Samsung electric Stove
- Samsung dishwasher
- Samsung microwave
- Samsung hood fan brand
- Electrolux washer
- Electrolux dryer

Mechanical

- Armstrong Air gas furnace
- Armstrong Air A/C
- John Wood hot water tank
- Emerson thermostats
- 125-amp service panel
- 100-amp service (suite)

MAIN LEVEL

Living

- 11 ft. high ceilings paired with wide plank white oak hardwood flooring enhancing light and scale
- Gas fireplace with stone surround framed by a custom floor-to-ceiling shiplap feature wall
- Pneumatic Mantel Mount system allowing adjustable TV positioning above the fireplace
- Large sliding doors opening to the outdoor patio and extending the living space outdoors

Kitchen/Dining

- Hardwood flooring flowing through the open-concept main level
- Large central island with pendant lighting and seating for five, ideal for casual dining and entertaining
- Quartz countertops with tiled backsplash, white shaker-style soft-close cabinetry, undermount double sink positioned below a window
- Premium WiFi-enabled appliance package thoughtfully selected for performance and convenience
- Dining room is convenient to the kitchen and living areas
- Large windows capture views of the lake and the city scape

Laundry

- Tile flooring with shaker-style cabinetry and ceiling-height uppers providing ample storage
- Custom built-in shelving and a double-door pantry/closet for additional organization
- Quartz countertop folding area, cabinet-mounted stainless-steel sink, modern pull-down faucet, tile backsplash
- LG front-load washer and dryer, convenient walk-through access to the kitchen & living rooms

Two Bedrooms

- Primary bedroom features hardwood flooring, a spacious retreat with lake views, a walk-in closet with custom built-ins, and a 5-piece ensuite
- Bedroom 2 offers hardwood flooring, three windows viewing the front yard, double-door closet with built-ins

Two Bathrooms

- 5-piece ensuite features, tile flooring, fully tiled walls, a large vanity with lowered makeup counter, shaker-style soft-close cabinetry, Quartz countertops, two undermount sinks, a fully tiled walk-in shower with rain and wand shower heads and a freestanding tub with a floor-mounted faucet
- 3-piece bathroom features, tile flooring, a single vanity with an undermount sink, a quartz countertop, tile backsplash and a fully tiled walk-in shower with rain and wand shower heads

LOWER LEVEL

Recreation Room

- High ceilings and wide plank laminate flooring invite a comfortable and versatile gathering space
- Generously sized layout ideal for guests, a playroom, or movie nights with ample storage for games and organization

Bedroom

- The bedroom features wide plank laminate flooring with an window and a double-door closet with custom built-ins

Full Bathroom

- 3-piece bathroom features, porcelain tile flooring, a single vanity, a drop-in sink and a fully tiled walk-in shower with glass door

LOWER LEVEL SUITE

Kitchen/Dining

- Wide plank vinyl flooring throughout the open-concept layout connecting the kitchen, dining, and living areas
- Fresh white shaker-style cabinetry with soft-close hardware and under-cabinet lighting
- Central island with pendant lighting providing additional prep space and casual seating
- Window capturing lake views and natural light
- Samsung appliance package including refrigerator, electric stove, dishwasher, microwave, and hood fan

Living

- Bright and inviting living space
- Large sliding doors opening to a covered patio, extending the living area outdoors
- Spacious layout with windows capturing the lake views

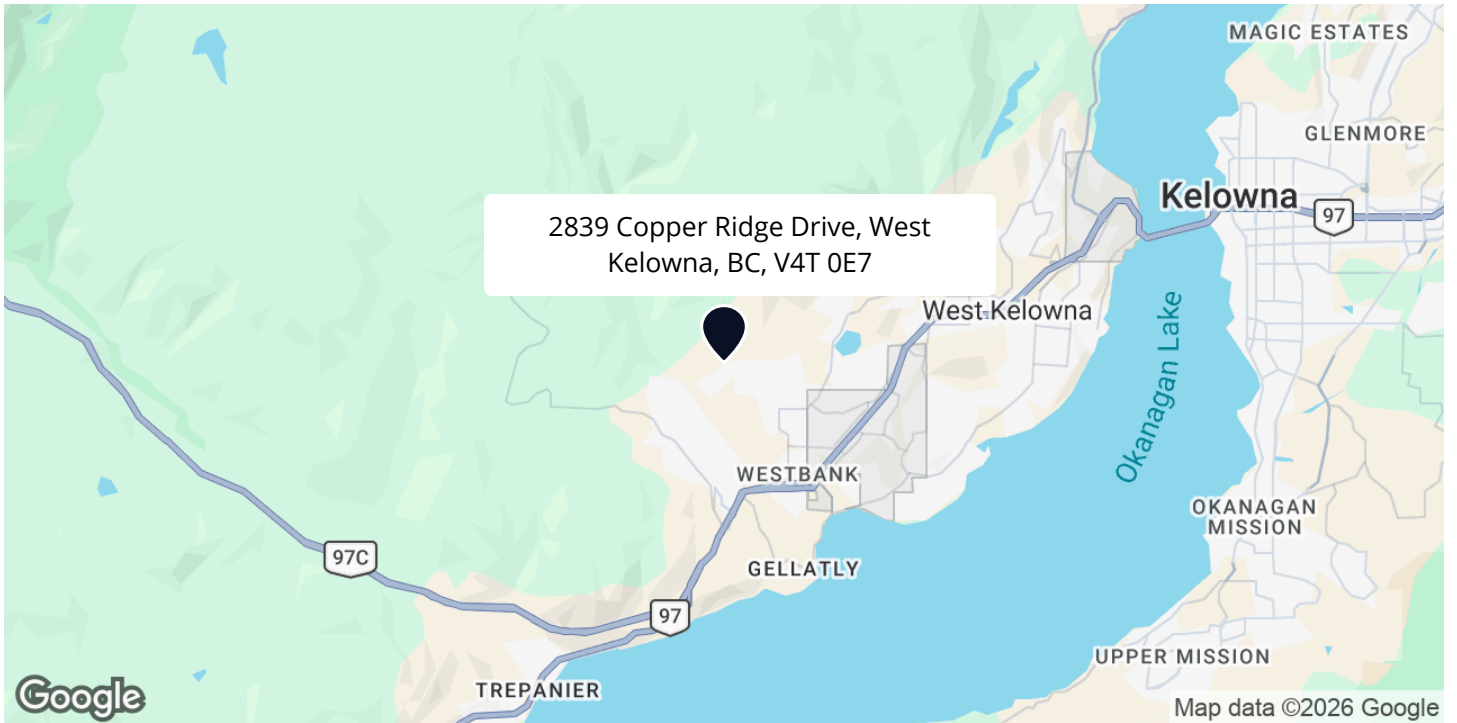
Two Bedrooms

- Bedroom 1 features wide plank vinyl flooring, a large window with lake and mountain views, a double-door closet with built-ins and blackout blinds for added comfort
- Bedroom 2 features wide plank vinyl flooring, window and a double-door closet with built-ins

Full Bathroom

- 3-piece bathroom features porcelain tile flooring, a vanity with a drop-in sink, tile backsplash, and white shaker-style soft-close cabinetry and a fully tiled walk-in shower with a glass door

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 3 private schools nearby.



PARKS & REC

9 playgrounds, 4 tennis courts and 32 other facilities are within a 20 min walk of this home.



TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 3 min walk away.



Located in a great neighbourhood
In an elevated modern residence

Where panoramic views and a thoughtful design come together effortlessly.

— Jane Hoffman

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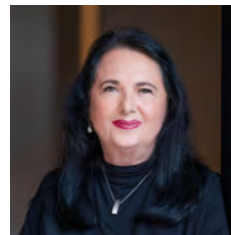


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