



2066 CORTINA DRIVE, KELOWNA

Presented by
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JANE HOFFMAN
REALTY



2066 CORTINA DRIVE, KELOWNA

Set within the scenic hills of Kirschner Mountain, this modern 6 bedroom, 4 bathroom home offers contemporary living surrounded by hiking trails, peaceful landscapes, and sweeping valley and mountain views. Nearly 3,000 sq. ft. of thoughtfully designed space showcases soaring ceilings, oversized windows, SPC luxury vinyl flooring, and a soft neutral palette throughout.

Complete with a bright 2 bedroom legal suite, this brand new home blends modern comfort with tranquil mountainside living. The open concept main level is anchored by a stylish kitchen with quartz countertops, two tone cabinetry, large island, gas range with pot filler, walk in pantry, and floating wood shelving. The adjoining dining and living areas feature expansive windows, a modern gas fireplace with custom built ins, and access to a covered view deck.

The primary retreat features ceiling beams, custom walk in closet, and spa inspired ensuite with heated tile floors, dual vanities, and fully tiled walk in shower. Two additional bedrooms, 4 piece bath, and laundry mudroom complete the main level.

Downstairs, a spacious family room opens to a covered patio and oversized pool ready backyard. The self contained 2 bedroom legal suite includes separate entrance, parking pad, laundry, full kitchen, and open living area.

Complete with forced air heating and cooling, air purification, and double garage, this move in ready home is minutes to schools, golf, UBCO, airport, amenities, and Big White Ski Resort.

DETAILS

Address	2066 Cortina Drive, Kelowna, BC, V1P 0B2	Bedrooms	6
City	Kelowna	Bathrooms	4
		Finished Area	2,949 Sq. Ft.

SPECIFICATIONS

Lot Size	0.23 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 9 SECTION 13 TOWNSHIP 26 OSOYOOS DIV YALE DISTRICT PLAN EPP120224
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Near Park, Near Golf Course, Sprinklers in Ground, Near Ski Area		
View	Mountains, Valley		

BUILDING FEATURES

Finished Area	2,949 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2025	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Wood Frame, Fiber Cement
A/C	Central Air, Wall Units	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Balcony, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry	Basement	Full, Finished, Walkout, Separate Entry

ROOM SIZES

Main Level

Primary Bedroom: 13'0" x 13'0"
Living Room: 16'5" x 15'0"
Laundry: 16'0" x 7'5"
Kitchen: 15'6" x 14'3"
Dining Room: 11'5" x 5'11"
Bedroom: 8'10" x 10'9"
Bedroom: 11'3" x 10'11"
4-Piece Ensuite Bath: 8'7" x 7'11"
4-Piece Bathroom: 7'5" x 4'11"

Lower Level

4-Piece Bathroom: 6'0" x 8'11"
4-Piece Bathroom: 5'0" x 10'4"
Utility Room: 15'4" x 6'11"
Family Room: 23'0" x 14'1"
Living Room: 10'9" x 13'3"
Primary Bedroom: 11'7" x 10'9"
Bedroom: 12'4" x 12'10"
Bedroom: 10'0" x 12'7"
Kitchen: 14'2" x 12'2"

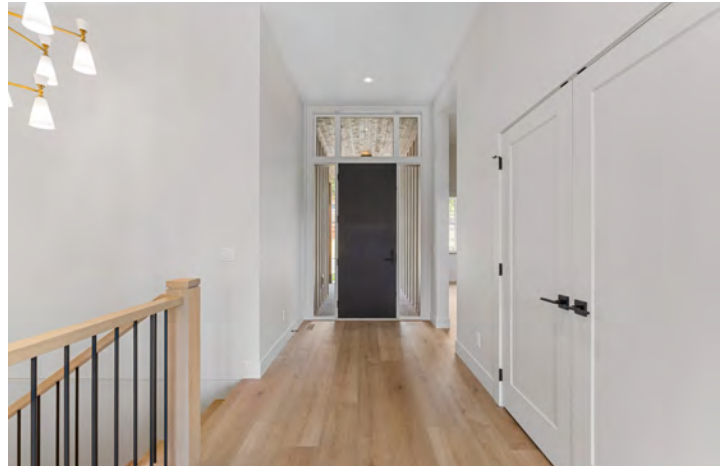
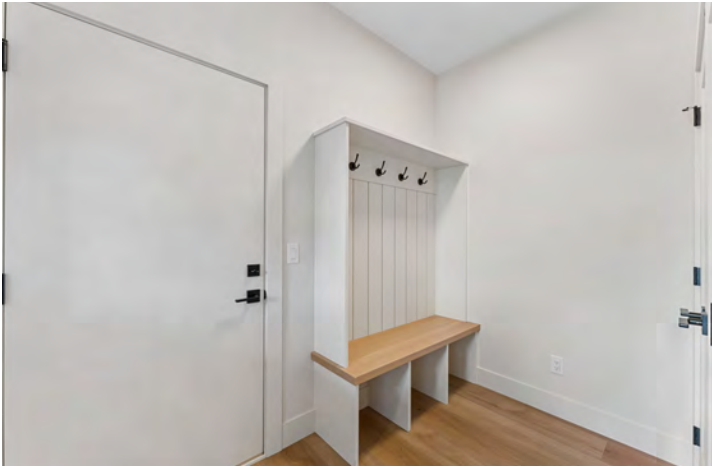








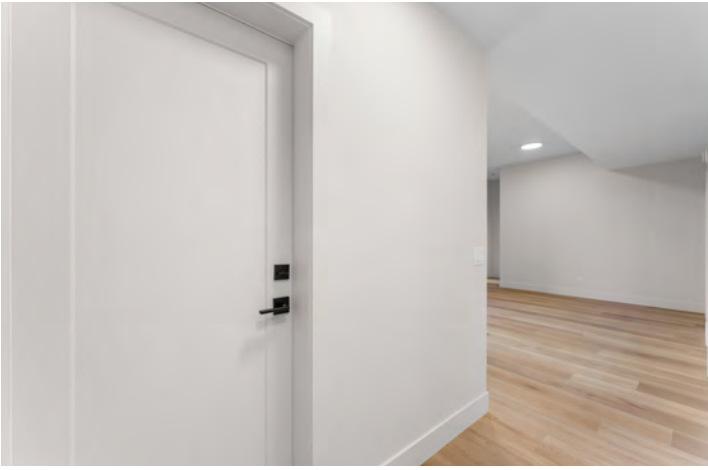












2066 Cortina Dr, Kelowna, BC

Main Floor Exterior Area 1572.64 sq ft
Interior Area 1439.33 sq ft
Excluded Area 553.64 sq ft



PREPARED: 2026/05/16



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.

2066 Cortina Dr, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1376.71 sq ft
Interior Area 1254.97 sq ft
Excluded Area 105.13 sq ft



PREPARED: 2026/05/16



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EXCEPTIONAL FEATURES

- Brand-new, never-lived-in home located in the sought-after Kirschner Mountain community
- 6-bedroom, 4-bathroom layout including a fully self-contained legal 2 bedroom suite with separate entrance and dedicated parking
- Open concept main living area with soaring ceilings, expansive windows, and beautiful valley and mountain views
- White oak finishes, SPC luxury vinyl flooring carried throughout the main living spaces on both levels
- Thoughtfully designed interior featuring soft neutral tones, brushed brass accents, custom millwork, and designer lighting
- Stunning kitchen with quartz surfaces, two-tone cabinetry, walk-in pantry, custom hood vent, pot filler, and dedicated coffee/bar station
- Spacious covered upper deck finished with Sierra stone surface, recessed lighting, gas BBQ hookup, and room for outdoor dining and lounging
- Lower covered patio offers seamless access from the family room to the oversized backyard with space to create a pool, garden, or outdoor entertaining area
- Functional family design with generous storage, custom closet organizers, mudroom built-ins, and flexible bedroom/home office options
- Double garage with two bays, exposed aggregate driveway, underground irrigation and landscaping in front yard
- Convenient location close to schools, golf, shopping, and everyday amenities, only 15 minutes to UBCO and Kelowna International Airport, and approximately 40 minutes to Big White Ski Resort
- A beautifully finished new build offering modern family living, income potential, and panoramic views in one of Kelowna's newest hillside communities

Inclusions

- KitchenAid gas range
- KitchenAid refrigerator
- Samsung dishwasher
- Best hood vent
- Samsung washing machine
- Samsung dryer
- Frigidaire electric range (suite)
- Frigidaire over the range microwave (suite)
- Frigidaire refrigerator (suite)
- Frigidaire dishwasher (suite)
- Whirlpool stacking washer and dryer (suite)

Mechanical

- Armstrong Air furnace
- Armstrong Air central air conditioning
- 200-amp electrical service
- John Wood Proline hot water tank
- Emerson thermostat
- Rainbird irrigation system
- Lifebreath air purification system
- Whole-home humidifier
- 125/250V outlet (EV ready)
- Samsung wall mount air conditioning unit (suite)
- Ouellet thermostat (suite)

MAIN LEVEL

Entry

- Bright, open entryway with high ceiling and natural light
- Covered exterior entry with exposed aggregate finish
- Rock feature wall leads to the lower-level

Kitchen

- Beautiful white quartz countertops with tiled backsplash
- Two-tone cabinetry in soft white and white oak finishes and soft brushed brass hardware
- Large central island with pendant lighting, seating for four, and additional storage
- Dedicated beverage station with floating shelves and under-shelf lighting
- Full-height tiled feature wall above the cook area with pot filler and wall-mounted accent lighting
- Walk-in pantry with custom built-ins provides added storage
- Large sliding glass doors with access to the covered upper deck
- Open concept layout with convenient flow to dining and living areas

Dining

- Open concept is ideal for family gatherings and entertaining
- Large windows frame the valley and mountain views
- Champagne bronze chandelier defines the space

Great Room

- Bright open-concept living area with 11-foot ceilings
- Central gas fireplace with tile insert and custom mantel surround
- Built-in shelving with recessed lighting flanking the fireplace
- Expansive windows showcasing the scenic views

Laundry/Mudroom

- White oak SPC luxury vinyl flooring continues into this space
- Upper and lower cabinetry for ample organization and storage space
- Undermount stainless steel sink
- Front load Samsung washer and dryer
- Built-in entry bench with coat hooks above
- Large closet with custom built-ins
- Window provides natural light and side yard views

Three Bedrooms

- The primary bedroom features SPC luxury vinyl flooring, decorative ceiling beams, a light beach-inspired chandelier, large windows framing valley and mountain views, sliding barn door access to the 4-piece ensuite, and a spacious walk-in closet with custom built-ins
- The second bedroom features SPC luxury vinyl flooring, a large southwest-facing window with mountain views and a double-door closet with built-in hanging storage
- The third bedroom features SPC luxury vinyl flooring, a window with mountain and park views

Two Bathrooms

- 4-piece primary ensuite features heated tile floors, a large double vanity with white oak cabinetry with soft close hardware, quartz countertop and backsplash, under-mount sinks, under cabinet lighting, window, and a fully tiled walk-in shower with two shower heads
- 4-piece main bathroom features tile flooring, a vanity with white oak cabinetry and soft close hardware, a quartz countertop, a tub/shower combination with full-height tile surround

LOWER LEVEL

Family Room

- SPC luxury vinyl flooring and 10-foot ceilings creating an open and spacious feel
- Bright layout with room for media, games and family gathering space
- Large sliding glass doors provide access to the covered patio space

Bedroom

- The bedroom features SPC luxury vinyl flooring, a large picture window with a mountain view, and a double-door closet with built-in hanging storage

Full Bathroom

- 4-piece bathroom features SPC luxury vinyl flooring, a large vanity with white oak cabinetry, a quartz countertop with undermount sink, and a tub/shower combination with tile surround

Two Bedroom Suite

- Fully self-contained legal suite with separate entrance
- Dedicated concrete parking pad
- Lock-off access from the main home
- SPC luxury vinyl flooring throughout
- 10-foot ceilings
- In-suite Whirlpool stacking washer and dryer
- Samsung air conditioning and baseboard heating

Kitchen

- Flat-front white cabinetry with soft-close hardware, tiled backsplash and stainless-steel sink
- Large window above the sink with mountain views
- Frigidaire appliance package
- Open concept flow into the living area

Living Room

- Adjacent to the kitchen, window with mountain views

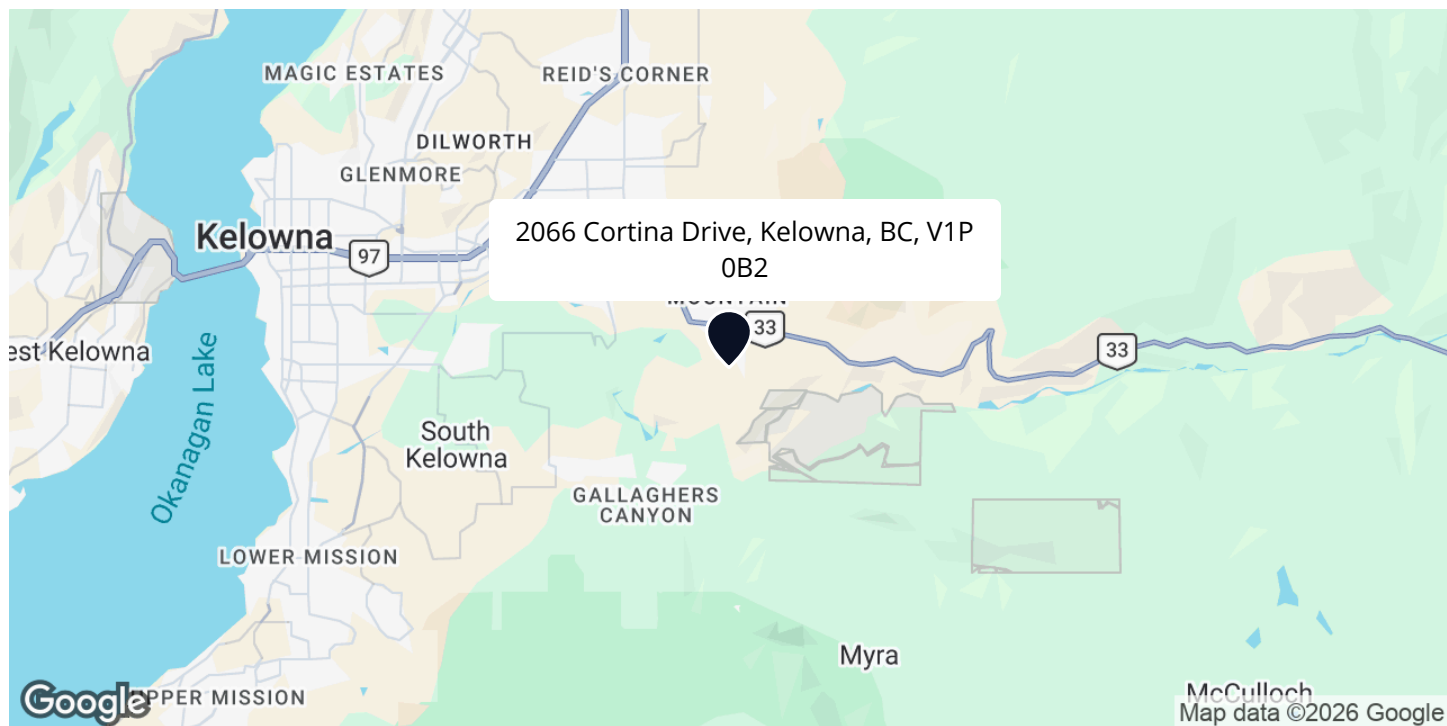
Two Bedrooms

- The primary bedroom features SPC luxury vinyl flooring, a large window with valley and mountain views, a walk-in closet with built-ins and baseboard heating
- The second bedroom features SPC luxury vinyl flooring, a window with mountain views, double-door closet with hanging storage, and baseboard heating

Full Bathroom

- 4-piece bathroom features, SPC luxury vinyl flooring, a single vanity with flat-front white cabinetry and soft-close hardware, a drop-in porcelain sink, and a tub/shower combination with tile surround

LOCATION





Prime View Setting
In the Hills of Kirschner Mountain

Wake up to mountain views, explore nature right outside your door, and enjoy the comfort of a brand-new home in one of Kelowna's most scenic communities.

— Sherry Truman

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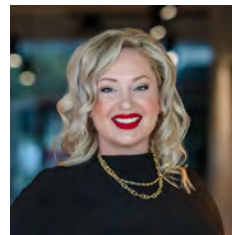
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