



1170 CALEDONIA WAY, WEST KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



1170 CALEDONIA WAY, WEST KELOWNA

A bright, well-kept Rose Valley home with a west-facing, fully fenced backyard and flexible lower-level spaces ideal for families, guests or a potential suite. The main floor welcomes you with a two-storey foyer, skylight and open-railed staircase leading to an airy living room with engineered hardwood, gas fireplace and picture window framing front yard and mountain views.

The white shaker kitchen features granite countertops, tile backsplash, large island with seating, and sliding doors that connect the kitchen and nook to a raised deck and concrete patio, perfect for easy indoor-outdoor living.

The primary bedroom overlooks the backyard and offers two closets with built-ins and a 4-piece ensuite with skylight, a vanity with granite counter top and a tiled tub/shower. Two additional main-floor bedrooms and a full bathroom complete this level.

Downstairs, a separate-entrance recreation room, flex room with bay window, two bedrooms, full bath, generous storage and a tiled laundry/mudroom with garage access extend the usable space. Set on a landscaped lot with irrigation, rock retaining, large tiered side yard and shed.

Located in Rose Valley, this home offers a quiet, family-friendly setting just minutes from West Kelowna's shops, schools and everyday amenities, a short drive to downtown Kelowna, and easy access to Okanagan Lake, Rose Valley Regional Park trails and the Westside Wine Trail.

DETAILS

Address	1170 Caledonia Way, West Kelowna, BC, V1Z 3N6	Bedrooms	5
City	West Kelowna	Bathrooms	3
		Finished Area	2,711 Sq. Ft.

SPECIFICATIONS

Lot Size	0.31 Acres	Zoning	R1
Water	Municipal	Legal Description	LOT 4 DISTRICT LOT 1119 OSOYOOS DIVISION YALE DISTRICT PLAN KAP48428
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Near Golf Course		
View	Mountains		

BUILDING FEATURES

Finished Area	2,711 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1993	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Basement	Full, Finished
Interior Features	Kitchen Island		

ROOM SIZES

Main Level	Lower Level
Family Room: 14'1" x 27'10"	Bedroom: 10'8" x 10'4"
4-Piece Ensuite Bath: 4'11" x 8'4"	Storage Room: 13'5" x 8'10"
Bedroom: 9'4" x 13'10"	Bedroom: 10'9" x 8'9"
Bedroom: 11'10" x 13'10"	Family Room: 12'10" x 25'7"
Kitchen: 24'2" x 11'9"	4-Piece Bathroom: 4'11" x 7'0"
Primary Bedroom: 15'3" x 16'7"	Foyer: 7'9" x 11'0"
4-Piece Bathroom: 7'6" x 10'8"	Utility Room: 2'9" x 7'1"
Dining Room: 11'11" x 6'9"	Bonus Room: 11'7" x 14'5"
	Laundry: 5'10" x 7'0"













1170 Caledonia Way, West Kelowna, BC

Main Floor
 Exterior Area 1518.24 sq ft
 Interior Area 1416.59 sq ft
 Excluded Area 48.17 sq ft



0 4 8 ft

PREPARED: 2026/07/24



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.

1170 Caledonia Way, West Kelowna, BC

Lower Level
 Exterior Area 1193.46 sq ft
 Interior Area 1100.31 sq ft
 Excluded Area 430.10 sq ft



0 4 8 ft

PREPARED: 2026/07/24



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EXCEPTIONAL FEATURES

- Well-cared-for family home offering approximately 2,711 sq. ft. with 5 bedrooms and 3 bathrooms across two levels
- Situated on a generous 0.31-acre lot in the established Rose Valley neighbourhood
- Functional family-friendly layout with 3 bedrooms on the main level and 2 additional bedrooms downstairs
- Spacious lower level with separate entrance, recreation room, flex room, full bathroom, and excellent storage provides added versatility
- West-facing backyard offers a private and peaceful setting surrounded by established shrubs and mature trees
- Fully fenced and irrigated backyard with generous lawn space, concrete patio, and raised wood deck for outdoor dining and relaxation
- Mature front landscaping with established plantings, rock retaining walls create a welcoming curb appeal
- Large, tiered side yard provides additional outdoor space and includes a storage shed
- Attached double garage with convenient interior access through the laundry/mudroom
- Generous driveway provides additional parking for up to four vehicles
- Mountain views enjoyed from several rooms throughout the home
- Thoughtfully maintained with recent significant plumbing upgrade including replacement of Poly-B with PEX in 2026
- Convenient West Kelowna location with easy access to major shopping, schools, medical services, and recreation including the Johnson Bentley Memorial Aquatic Centre
- Enjoy the Okanagan lifestyle with renowned wineries, golf courses, beaches, and lakeside parks all within easy reach

Inclusions

- Whirlpool refrigerator
- Frigidaire electric range
- Whirlpool dishwasher
- LG washer
- LG dryer

Mechanical

- Amana furnace
- Amana A/C
- Bradford White hot water tank
- 125-amp electrical service
- Honeywell Home thermostat
- CycloVac central vacuum
- Poly-B plumbing removed and replaced with PEX in 2026
- Underground irrigation

MAIN LEVEL

Entry

- Tiled foyer with a dramatic 16-foot ceiling and skylight providing natural light upon entry
- Central staircase with open railings creates an airy connection between both levels
- High transom window adds further natural light

Living Room

- Engineered hardwood flooring, open connection to the dining and for easy entertaining
- Central gas fireplace with stone surround creates a warm focal point
- Large picture window captures front yard and mountain views
- Open railing overlooks the lower entry and enhances the home's spacious feel

Dining Room

- Engineered hardwood flooring
- Defined by a ceiling-mounted lighting fixture, two side windows add natural morning light
- Open flow with the living room and kitchen

Kitchen

- Spacious U-shaped kitchen with engineered hardwood flooring
- White shaker-style soft-close cabinetry paired with granite countertops and tile backsplash
- Large central island offers seating for four and integrated storage
- Undermount stainless steel sink positioned beneath a west-facing window overlooking the backyard
- Sliding glass doors provide convenient access to the backyard deck and outdoor living spaces

Nook

- Open to the kitchen for casual everyday dining
- Custom built-in buffet with granite countertop
- Integrated wine rack and additional pantry storage

Three Bedrooms

- The primary bedroom features carpet flooring, a large west-facing window overlooking the backyard, two closets with built-in organizers, and a private 4-piece ensuite
- The second bedroom features carpet flooring, a closet with shelving, and a window capturing front yard and mountain views
- The third bedroom features carpet flooring, a closet with shelving, and a window capturing front yard and mountain views

Two Full Bathrooms

- 4-piece primary ensuite features linoleum flooring, a skylight, shaker-style vanity with granite countertop and undermount sink, and tub/shower combination with tile surround
- 4-piece bathroom features tile flooring, shaker-style vanity with granite countertop and undermount sink, large wall-mounted mirror, and tub/shower combination with tile surround

Lower Level - Recreation Room

- Generous recreation space with 8-foot ceiling and laminate flooring
- East-facing windows provide natural light
- Separate exterior entrance adds flexibility for family and guests
- Ample room for comfortable seating, games, or media space

Lower Level - Bonus Room

- Laminate flooring, bay window overlooking the front yard
- Versatile additional space well suited for a home office, reading room, playroom, or guest area

Lower Level - Laundry/Mudroom

- Tile flooring, utility sink with upper cabinetry for additional storage
- LG front-load washer and dryer
- Direct access to the attached double garage

Lower Level - Two Bedrooms

- The first bedroom features laminate flooring, window and closet with shelving
- The second bedroom features laminate flooring, a window overlooking the side yard with mountain views and closet with shelving

Lower Level - Full Bathroom

- 4-piece bathroom features tile flooring, vanity with moulded sink, and tub/shower combination with tile surround

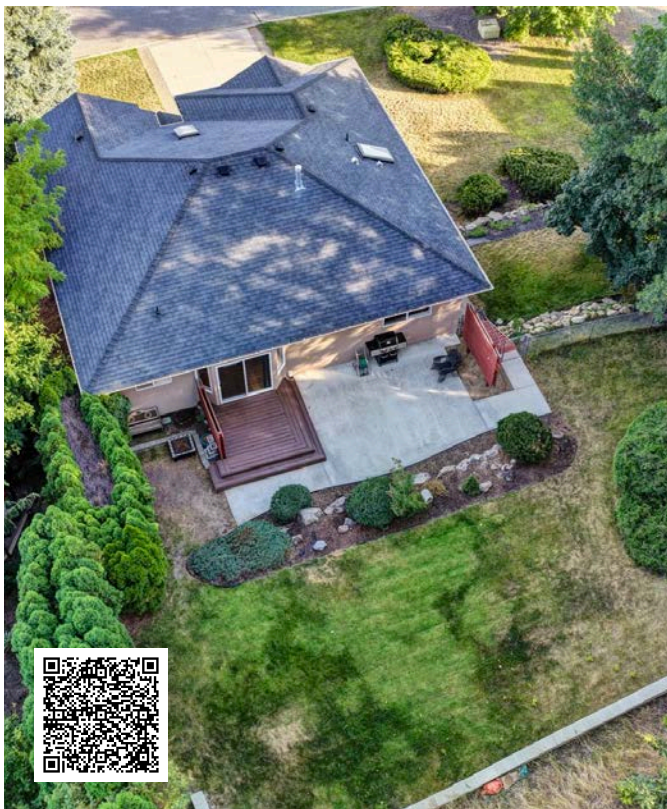
Lower Level - Storage

- Generous storage area ideal for seasonal and off-season items
- Built-in shelving maximizes organization and functionality

LOCATION



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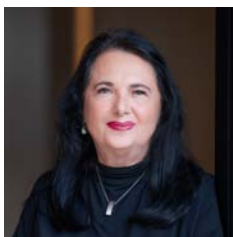


Well Maintained Home
In A Desirable Rose Valley Location

This is great family home with suite potential on a large lot within walking distance of two elementary schools and Rose Valley Regional Park.

—Jane Hoffman

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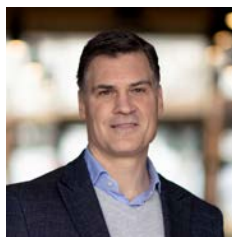
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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



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