

\$1,299,000 - 1525 Bear Creek Road Lot# 22, West Kelowna

MLS® #10343971

\$1,299,000

5 Bedroom, 3.00 Bathroom, 2,889 sqft

Single Family on 0.36 Acres

Royal Heights, West Kelowna, British Columbia

Like crafting the perfect cake, this home is all about layers—the kind you can savor. It begins with location: just 5 mins from downtown, yet tucked away in a secure, gated community that offers peace, privacy, and a sense of retreat. The foundation is strong—literally and figuratively—with rich hardwood floors in the main, custom tile in the entryway, and a smart, modern design that blends luxury with functionality throughout. The main floor is where life unfolds: three spacious bedrooms, a spa-like ensuite, a glorious custom walk-in closet in the master, a chef's kitchen with waterfall quartz countertops, upgraded Bosch appliances, and a jaw-dropping fireplace finished with custom clay and tile, all hallmarks of another thoughtfully built custom home by ARG. And of course—breathtaking, unobstructed lake views that steal the show from every angle. Then comes the sweet surprise: an above-ground, 2 bd legal suite with the same panoramic views—ideal for extended family, guests, or extra income. And the cherry on top? There's no PTT, no GST, and no Spec Tax. That's right—the icing on the cake. With a 2-car garage, room for more in the driveway, underground irrigation, and landscaping included, this home is truly move-in ready. Whether you're easing into retirement, enjoying the rewards of a thriving



career, or simplifying life as an empty nester, this isnâ€™t just a houseâ€”itâ€™s a slice of something extraordinary. Schedule your showing and taste what exceptional living feels like. (id:6289)

Built in 2025

Essential Information

Listing #	10343971
Price	\$1,299,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,889
Acres	0.36
Year Built	2025
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Contemporary

Community Information

Address	1525 Bear Creek Road Lot# 22
Subdivision	Royal Heights
City	West Kelowna
Province	British Columbia
Postal Code	V1Z3R6

Amenities

Features	Private setting, Balcony
Parking Spaces	6
Parking	Attached Garage
# of Garages	2
View	Lake view, Valley view, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Oven - gas, Microwave, Washer
Heating	Electric See remarks

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior Features	Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Oakwyn Realty Okanagan
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