

**3197 Westville Way**  
West Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10331109**



**\$845,000**

**5 Bedrooms | 3 Bathrooms | 3,189 Sqft**

Introducing a beautiful West Coast Contemporary home in the highly sought-after Shannon Lake neighbourhood. Located at 3197 Westville Way, this beautiful corner lot spans 0.198 acres and boasts exceptional curb appeal, offering ample space for families to grow and thrive. At 3188 square feet of thoughtfully designed living space, this home features an ideal layout with three bedrooms on the upper level, an additional bedroom and den in the basement, and a versatile bonus bedroom on the main floor. Expansive ceilings and a welcoming fireplace create a warm ambiance in the main living area, while the updated kitchen provides an open, functional space perfect for entertaining. Additional highlights include a wrap-around deck with a charming pergola, a detached double car garage, a gated backyard area, and an in-law suite with a separate entrance downstairs. This property truly has it all. Conveniently located just a 3-minute walk from the neighbourhood restaurant and corner store, a 10-minute walk to Shannon Lake Elementary, a five-minute drive to Westbank Centre, and only 12 minutes drive to the bridge, this home is ideally situated for easy access to shopping, golf, hiking, biking, schools, and wineries. Offered well below assessed value, this property represents an exceptional opportunity. Schedule your showing today!



**C21 Assurance Realty**  
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