

**770 Rutland Road 407**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10371794**



**\$440,000**

**2 Bedrooms | 2 Bathrooms | 1,217 Sqft**

Welcome to Legacy 2, where you'll find this beautiful top-floor corner unit that offers a tranquil escape. This bright and spacious 2-bed, 2-bath condo boasts an open-concept layout, with tons of natural light. The well-appointed kitchen features a wrap around counter that connects to the dining and living areas, making it perfect for entertaining. Step outside onto your large, tree-shaded, corner balcony, a private retreat where you can enjoy the serene surroundings and a lovely eastern-mountain view. The split bedroom floor plan provides ultimate privacy for all. The primary bedroom includes a 3-piece ensuite, and the second bedroom has convenient access to the other full bathroom. In-suite laundry with a full-sized washer and dryer, air conditioning, and plenty of storage make this unit an ideal home for students, young families, or downsizers. This complex offers lush green spaces, a playground, secure underground parking, and convenient access to your storage locker right across the hall. The location is a major highlight, with Willow Park Centre, Plaza 33 + all groceries, restaurants, coffee shops and amenities just a 10-minute drive away, grade schools across the street and the YMCA center within walking distance! You're also perfectly positioned for easy access to UBCO, Kelowna International Airport, Big White Ski Resort, and downtown



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