

**3452 Blue Grass Lane**  
Kelowna, BC V1Y 6C2

**CENTURY 21.**  
Assurance Realty Ltd.

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**MLS# 10374785**



**\$1,882,000**

**4 Bedrooms | 5 Bathrooms | 3,684 Sqft**

Picture-perfect Lake Views of Okanagan Lake from every room in this stunning custom-built Rykon home, ideally situated on a quiet cul-de-sac in the highly sought-after McKinley Beach community. Prime location and thoughtfully designed for both everyday living and effortless entertaining, the main level welcomes you with an open-concept layout and expansive windows that frame the sparkling lake. The chef-inspired kitchen is the heart of the home, featuring an impressive 11-foot quartz island, a walk-in butler's pantry with custom built-ins, and elegant finishes throughout. Three of the four spacious bedrooms boast sweeping lake views and luxurious en-suites offering the perfect blend of comfort, privacy, and tranquillity. The professionally finished lower level, completed in 2024, provides flexible space ideal for guests, a home office, or a recreation area. Even the double garage has been upgraded with new epoxy flooring, and the cul-de-sac location allows extra parking for visitors. Located in McKinley Beach, a vibrant lakeside community with a private marina, beach access, and scenic walking trails, you are just 15 minutes from both downtown Kelowna and the airport. Homes of this calibre, with such breathtaking views and meticulous craftsmanship, are truly rare. Experience lakefront living at its finest. Book your private showing today.



**C21 Assurance Realty**

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