



## 1009 CALMAR Place Kamloops British Columbia

**\$684,900**

Updated family home in a great location with excellent future potential. Curb appeal shines with an updated roof, windows, entry stairs, exterior paint, and landscaping. Inside, enjoy a bright open-concept main floor with laminate flooring and a renovated kitchen offering ample cabinet and counter space. The living and dining areas flow seamlessly, with the kitchen positioned at the back overlooking the yard, ideal for families and pets. Three good-sized bedrooms, a 4-piece bathroom, and rough-ins for main-floor laundry complete the level. Step out to the large fully fenced backyard with an updated patio and new in-ground irrigation, offering space for kids, pets, a future shop, or pool. The basement has a separate entry and is partially finished with a 2-piece bathroom, family room, laundry space, and room for additional bedrooms. Updates include furnace and A/C (2023), hot water tank (2019), roof (2019), 200-amp service, windows, doors, trim, paint, smart switches, smart thermostat, and more. Located on an exceptionally quiet, family-friendly street just steps to Elementary and Secondary schools, close to shopping, transportation and parks. Day-before notice required for showings. (id:6769)

**3pc Bathroom** Measurements not available

**Recreation room** 13' x 16'

**Storage** 13' x 14'

**Bedroom** 10' x 12'

**Hobby room** 12' x 13'

**Laundry room** 9' x 17'

**Other** 8' x 9'

**Foyer** 3' x 11'

**Bedroom** 9' x 10'

**Bedroom** 10' x 10'

**Primary Bedroom** 11' x 12'6"

**Living room** 12'8" x 20'

**Kitchen** 9' x 12'

**4pc Bathroom** Measurements not available

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