



1939 COLDWATER Drive 106 Kamloops British Columbia

\$779,900

Listing Presented By:

Originally Listed by:
Century 21 Assurance Realty Ltd

Welcome to 106-1939 Coldwater Drive, a beautifully appointed detached rancher in the desirable Coldwater Terrace bareland strata community of Juniper Ridge. Offering approximately 2,200 sq. ft. of finished living space, this turn-key home is ideal for buyers looking for low-maintenance living without sacrificing space, comfort or lifestyle. The 4 bedroom, 3 bathroom home features a bright, open-concept main floor with vaulted ceilings, large windows & impressive mountain views that create an inviting living space. The kitchen is beautifully finished with stainless steel appliances, an island with granite countertop which flows seamlessly into the dining and living areas, with direct access to a large sundeck. The primary bedroom features a w/i closet & 3-piece ensuite, while a 2nd bedroom, 4-piece bathroom & laundry area complete the main level. The fully finished daylight walk-out basement adds exceptional flexibility with a spacious rec room, 2 additional bdrms, 4 piece bathroom & generous storage. Whether you need space for guests, family, a home office or hobbies, the lower level provides plenty of room to suit your needs. Additional features include a 2 car garage, central a/c, u/g irrigation, updated washer & dryer, and more. This home is just minutes from hiking & biking trails, Juniper Bike Ranch, parks, shopping, transit & everyday amenities. A rare opportunity to enjoy mountain views, outdoor adventure, convenience & easy-care living all in one exceptional home. (id:6769)



LePage
#4002 - 2271 Harvey Ave ,
Kelowna, BC,
Phone: (250) 860-1100
lorneayers@royallepage.ca

Storage 6'5" x 10'11"	3pc Ensuite bath Measurements not available
Utility room 5' x 6'11"	Primary Bedroom 10'11" x 15'3"
4pc Bathroom Measurements not available	Dining room 9'3" x 10'
Bedroom 11'6" x 13'7"	Living room 12'11" x 14'5"
Bedroom 11'6" x 15'3"	Kitchen 13'4" x 10'4"
Recreation room 26'8" x 17'10"	Laundry room 5'8" x 10'
4pc Bathroom Measurements not available	Foyer 8'7" x 6'7"
Bedroom 11'6" x 11'6"	

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