



1090 Calmar Place Kamloops British Columbia

\$689,900

Welcome to this well-maintained home in beautiful Brocklehurst! Offering plenty of space, flexibility, and a great outdoor setting. With 3 bedrooms upstairs and 2 bedrooms downstairs, plenty of room for the whole family, guests, or the potential to create a separate 2-bedroom suite for those looking for a future mortgage helper (to be verified). The main living area features a large living room that flows openly into the dining area and galley-style kitchen, creating a functional layout for everyday living and entertaining. Set on a generous 0.22-acre lot, this property features a beautiful backyard complete with a garden, storage shed, and a 2-person hot tub (2019). The large, partially covered deck provides room for entertaining or enjoying your morning coffee. The home has seen several updates, including a roof, heat pump, kitchen flooring (2019), and hot water tank (2026). The kitchen cabinets have been recently painted, giving the space a fresh and updated feel. Additional features include cold storage, gas fireplace, and a gas stove for added warmth and ambiance. Parking is exceptionally convenient with a carport and an expansive driveway offering plenty of room for multiple vehicles or your RV parking. This home is a great opportunity for first time home buyers, investors, downsizers, families, or those seeking space, comfort, and future potential. All measurements are approximate and should be verified by the buyer if important. Call today to book your private showing (id:6769)

Utility room 25'5" x 32'0"

3pc Bathroom Measurements not available

Bedroom 12'11" x 12'6"

Bedroom 12'6" x 27'2"

Bedroom 12'9" x 7'9"

Bedroom 12'9" x 8'9"

Primary Bedroom 12'6" x 13'7"

4pc Bathroom Measurements not available

Laundry room 4'8" x 9'10"

Dining room 11'2" x 11'7"

Living room 14'3" x 20'8"

Kitchen 7'8" x 11'3"

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

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