



# 1939 COLDWATER Drive 116 Kamloops British Columbia

\$799,900

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

Meticulous, move-in ready and showing like new! Welcome to 116-1939 Coldwater Drive, a beautifully appointed rancher in the desirable Coldwater Terrace Bareland strata community in Juniper Ridge. Offering approximately 2,200 sq. ft. of finished living space, this fully detached home features 4 bedrooms, 3 full bathrooms and a bright daylight walk-out basement. The main floor offers a spacious, open-concept design with vaulted ceilings, large windows and exceptional mountain views. The kitchen is beautifully finished with updated quartz countertops and stainless steel appliances, and a generous island, making it a great space for everyday living. The adjoining dining & living areas are filled with natural light and provide direct access to the deck, perfect for relaxing & enjoying the views. The primary bedroom features a walk-in closet and 3-piece ensuite, while a 2nd bedroom, 4-piece bathroom & laundry area complete the main level. The fully finished basement offers 2 bedrooms, a 4-piece bathroom, a large recreation room, and excellent storage space, providing plenty of flexibility for family, guests, a home office or hobby space. Additional features include a double garage, private fenced yard, u/g irrigation, central a/c and an updated hot water tank. Located close to hiking and biking trails, Juniper Bike Ranch, shopping, transit & more. This exceptional property offers the perfect combination of lifestyle, location and easy-care living. Book your private showing today! (id:6769)



Royal

LePage

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Utility room 5'1" x 7'

Storage 6'2" x 12'7"

Bedroom 11'4" x 13'10"

4pc Bathroom Measurements not available

Bedroom 11'6" x 15'5"

Recreation room 26'6" x 18'1"

Bedroom 9'10" x 11'1"

Laundry room 11'0" x 8'8"

3pc Ensuite bath Measurements not available

Primary Bedroom 11'1" x 15'5"

4pc Bathroom Measurements not available

Kitchen 10'2" x 10'6"

Dining room 9'6" x 9'10"

Living room 12'11" x 14'7"

Foyer 8'7" x 22'

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