



# 1182 St Andrews Way Kamloops British Columbia

\$1,099,900

One of the Best Views in Kamloops! Welcome to this impressive executive custom rancher with basement, perfectly situated in a quiet Aberdeen cul-de-sac. Boasting unobstructed panoramic views of the city, river, and surrounding mountains, this home offers a truly exceptional living experience. Step inside to a bright, open-concept layout featuring a spacious foyer with an open staircase to the daylight basement, a formal living room, and a sunken dining room--both with spectacular views. The large den, complete with a skylight, can easily be converted into an additional bedroom. The inviting family room features floor-to-ceiling windows, while the updated kitchen includes a new induction stove with air-fryer function, a stunning wood island countertop, pantry, and new glass subway tile backsplash. Enjoy year-round entertaining on the covered deck overlooking the breathtaking scenery. Downstairs offers a spacious rec room and four bedrooms, two of which have private three-piece ensuites. The expansive primary suite includes a four-piece ensuite, walk-in closet, and French doors leading to the large lower deck. Also downstairs has heated flooring throughout which is perfect for those winter months . . . Additional features: Brand new asphaltt-shingle roof, 3 gas fireplaces, 3-car garage, Extra parking for guests and RV, Quiet, family-friendly location This home blends elegance, comfort, and some of the most spectacular views Aberdeen has to offer. (id:6769)

Recreation room 19' x 13'

Bedroom 14' x 10'

Bedroom 14' x 10'

Bedroom 10' x 8'

Primary Bedroom 14'6" x 13'

3pc Ensuite bath Measurements not available

3pc Ensuite bath Measurements not available

4pc Ensuite bath Measurements not available

Den 10' x 9'

Foyer 12' x 6'6"

Family room 16' x 15'6"

3pc Bathroom Measurements not available

Dining room 12' x 11'

Living room 16' x 12'

Kitchen 14' x 10'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



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