



# 12208 Coldstream Creek Road Coldstream British Columbia

\$989,000

Discover the epitome of Okanagan living , a charming 3-bed, 2-bath home that perfectly balances timeless elegance with modern utility. Stepping inside, you are immediately greeted by the warmth of Brazilian jatoba hardwood floors that flow through a bright and airy layout. Large windows frame stunning views of Kalamalka Lake, inviting the ""Lake of a Thousand Colors"" into your daily living space. Whether you're hosting dinner or relaxing in the evening, the backdrop of the water and surrounding mountains provides an ever-changing masterpiece of natural beauty. Located within walking distance to Sovereign Park & Beach, you have instant access to some of the regions best swimming, paddleboarding, and shoreline trails. After a day at the lake, retreat to your beautifully landscaped backyard, designed for both relaxation and inspiration. For the hobbyist, artist, or entrepreneur, the detached studio/workshop is a standout feature, complete with its own heat pump for year-round comfort. Practicality is woven into every detail of this home, ensuring it functions as beautifully as it looks. The property is equipped with 200 amp electrical service, ready to handle modern demands or even an EV charger. Garden enthusiasts will particularly appreciate the separate water meter for irrigation, offering a cost-effective way to keep the landscaping vibrant throughout the summer months. This is more than just a home; it's an invitation to join one of Coldstreams most sought-after communities. (id:6769)

Bedroom 17'2" x 12'4"

Family room 39'10" x 12'4"

4pc Bathroom 12'4" x 8'0"

Laundry room 8'0" x 7'0"

Primary Bedroom 13'4" x 19'8"

Bedroom 10'10" x 9'0"

4pc Bathroom 8'10" x 4'10"

Kitchen 13'2" x 10'8"

Dining room 13'6" x 7'6"

Living room 24'6" x 13'4"

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