



# 1221 23 Street Salmon Arm British Columbia

\$1,399,000

WELCOME TO THIS BEAUTIFULLY FINISHED LEVEL-ENTRY SEMI-CUSTOM HOME with walkout basement, perfectly designed for comfortable family living. The main floor showcases a bright open-concept kitchen, dining, & living area centered around a cozy gas fireplace. The chef-inspired kitchen features a large island, generous cabinetry, and spacious walk-in pantry - ideal for both everyday living & entertaining. Convenient main-floor laundry adds to the thoughtful layout. Step directly from the dining area onto a spacious deck. Designed for year-round enjoyment, the deck offers two separate covered areas - perfectly set up for your hot tub retreat and barbecuing/relaxing with family and friends. 4 bedrms/3 baths, provides ample space for growing families. The walkout basement expands your living area with a large rec room, lots of storage, and direct access to a covered patio. Situated on a quarter-acre lot backing onto Hillcrest School & field, the property offers privacy, and easy access to outdoor recreation. The extra-large garage has room for vehicles, toys, and additional storage. Adding incredible value is the detached carriage house, featuring a 500 sq ft shop complete with 2pc bath. Above, is a 624 sq ft 1 bedrm legal suite with laundry - perfect for extended family, guests, or rental income. This is a rare opportunity to own a beautifully finished & thoughtfully designed home with income potential, workshop space, & prime location. A must-see property that truly has it all! (id:6769)

Listing Presented By:



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Royal

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Utility room 5'10" x 15'1"

Storage 7'8" x 10'0"

Recreation room 20'7" x 41'6"

Family room 15'4" x 19'11"

Bedroom 11'0" x 12'10"

Bedroom 13'10" x 12'11"

4pc Bathroom 4'11" x 9'1"

Other 18'6" x 32'7"

Other 14'5" x 16'7"

Primary Bedroom 14'9" x 16'7"

Pantry 9'11" x 6'2"

Mud room 8'6" x 10'0"

Living room 14'0" x 20'8"

Laundry room 9'11" x 5'9"

Kitchen 14'8" x 20'8"

Foyer 9'2" x 7'5"

Dining room 8'3" x 20'8"

Bedroom 11'0" x 13'3"

4pc Ensuite bath

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