



1555 KICKING HORSE Way Kamloops British Columbia

\$2,300,000

Welcome to this exclusive, Wilms-designed home offering the rare balance of refined luxury, privacy, and space for an active, growing family--set against a breathtaking panoramic view of the entire river valley. The home welcomes you with soaring vaulted ceilings, a stunning feature gas fireplace, and dramatic window placement that frames the view at every turn. Natural light pours through the living spaces, creating a sense of calm and openness. At the heart of the home is a chef's kitchen--fully equipped with stainless steel appliances, an expansive quartz island with feature wood breakfast bar, abundant custom cabinetry, and a dedicated coffee/wine station--perfect for both everyday living and effortless entertaining. The main-floor primary bedroom is an oasis, with spa-inspired ensuite. Upstairs, the family enjoys three generous bedrooms and two full baths. Daylight basement is built for fun, offering two additional bedrooms, a large recreation room with in-floor heated floors, and opens to the yard and games court. Outdoors, the property truly shines. A fully fenced yard backing onto green space with local wildlife sighting along the natural animal corridor. The expansive deck features a gas BBQ kitchen, pergola and full under-deck storage. Enjoy a private games court for hockey, pickleball, and basketball, plus an in-ground trampoline. Additional features include: Central air, heat pump & hot water on demand, oversized garage with shop space and EV charger and RV parking (id:6769)

Bedroom 14'6" x 13'3"

Bedroom 14'6" x 12'5"

Bedroom 15'3" x 12'2"

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Storage 16'7" x 14'8"

Utility room 11'10" x 10'8"

Storage 10'1" x 10'1"

Bedroom 14'3" x 11'

4pc Bathroom Measurements not available

Living room 26'3" x 19'1"

Laundry room 10'10" x 7'3"

Primary Bedroom 26'1" x 15'2"

Kitchen 14'8" x 22'7"

Dining room 20'5" x 14'2"

6pc Ensuite Bath Multiple Listing Service Ltd.

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://lindaturnerprec@gmail.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Recreation room 32'2" x 34'1"

2pc Bathroom Measurements not available

Bedroom 13'5" x 16'