



# 1708 Ironwood Drive Kamloops British Columbia

\$1,299,999

Nestled in the prestigious Sun Rivers Ironwood community, is this remarkable view home blending custom craftsmanship with functional luxury. The expansive open floor plan features a modern kitchen flowing into a bright dining nook and a living room centered by a cozy electric fireplace. For formal occasions, the home offers a dedicated dining room anchored by a custom woodwork with gas fireplace. A versatile den off the main entry serves as an ideal home office or additional bedroom. The primary suite features French doors that open to the patio to capture breathtaking sunset views, walking through to the ensuite is a 2 person jetted tub, tiled shower, water closet and a oversized walk-in closet. The thoughtful layout includes a private hallway leading to 4 piece bathroom and a laundry room with access to the oversized three-car garage, which provides space for a golf cart. The lower level is an entertainer's dream with a massive recreation room with cohesive custom bookshelves and a matching wet bar with a separate dedicated media room with its own electric fireplace. Two additional large bedrooms overlook the city and golf course, while a massive storage room with exterior access offers endless possibilities. Outside, the fully landscaped yard features a premium Arctic Spa swim tub with an electronic lifting cover and complete with UG sprinklers. Built for efficiency, the home utilizes a geothermal system, built-in security cameras, central vacuum, HE-HWT 2021. (id:6769)

- Storage 10'10" x 11'3"
- Media 18'5" x 13'9"
- Bedroom 17' x 12'
- Bedroom 11'3" x 12'6"
- 4pc Bathroom Measurements not available
- Recreation room 18'4" x 24'8"
- 6pc Ensuite bath Measurements not available
- 4pc Bathroom Measurements not available
- Dining room 12'8" x 9'9"
- Living room 17'9" x 12'2"
- Kitchen 12'8" x 15'0"
- Laundry room 9'5" x 7'4"
- Den 12'4" x 11'6"

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