



# 187 Coppertree Court Kamloops British Columbia

\$1,474,800

Experience this centrally located, fully updated level-entry executive rancher overlooking nearly all of Kamloops -- city, river, mountains, and the north valley. Backing onto Peterson Creek Park, this home on sought-after Coppertree Court offers sweeping 180-degree views that are truly unmatched in location and scenery. RV parking is available for all your toys. Inside, a grand 12-foot entry ceiling and elegant curved staircase welcome you into an open-concept great room with vaulted ceilings, walls of windows, and breathtaking views. The stunning kitchen features stone counters, soft-close cabinetry, stainless steel appliances with a gas range, and a large corner pantry. Step out to the mostly covered deck with a natural gas BBQ hookup -- perfect for entertaining while soaking in the views. Extensive upgrades include: kitchen and all bathrooms, engineered hardwood throughout, custom curved stair rails, built-ins, fireplace, light fixtures, fresh paint, and EV charging. The main floor offers a spacious primary bedroom with a 6-piece ensuite and walk-in closet, a second bedroom, 4-piece bath, and laundry leading to an oversized 2-car garage (23'5x23'3). The lower level features a large family room, two bedrooms, a 4-piece bath, storage, and additional unfinished space under the garage. In-floor radiant heat, an air exchanger for summer cooling, underground sprinklers, raised garden beds, and a berry patch complete this exceptional home! (id:6769)

- Utility room 11'9" x 6'
- Storage 5'9" x 5'11"
- Storage 10'8" x 23'0"
- Workshop 11'8" x 25'5"
- 4pc Bathroom 9'6" x 6'3"
- Bedroom 15'0" x 13'6"
- Bedroom 13' x 12'11"
- Recreation room 22' x 16'
- Pantry 4'1" x 4'6"
- 4pc Bathroom 4'11" x 8'4"
- 6pc Ensuite bath 14'4" x 11'11"
- Laundry room 9'6" x 6'2"
- Bedroom 11' x 9'11"
- Primary Bedroom 13'9" x 14'3"
- Living room 13'11" x 16'4"
- Dining room 8'5" x 10'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty

<http://jerrivan.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.

Games room 14'9" x 29'8"

Kitchen 21'9" x 12'9"

Other 6'2" x 7'8"