



# 1968 Qu'Appelle Boulevard Kamloops British Columbia

\$1,275,000

Stunning custom-built 2017 rancher with a walkout basement in Juniper West, delivering breathtaking panoramic views from both levels. The open-concept main floor features a stylish kitchen with quartz countertops, stainless steel appliances, a large island, a spacious pantry and floor-to-ceiling windows fill the home with natural light that flows seamlessly into the living room. Primary bedroom showcases beautiful views and a luxurious ensuite complete with a tiled shower and soaker tub. Thoughtfully designed mudroom makes everyday organization effortless. Bright walkout basement is designed for both entertainment and flexibility. Host movie nights or game days in the massive private theatre room, or take advantage of the premium self-contained suite. This high-end suite comes complete with heated floors, its own real stone fireplace, a separate entrance, private laundry, and a beautiful ensuite with a tiled shower and soaker tub ideal for high-end rental income. Everyday functionality shines throughout the home with a second main-floor laundry room, central A/C for year-round comfort, and quick-connect BBQ hookups on both levels. Outside, enjoy a large, fully landscaped lot equipped with underground sprinklers, more vehicle parking than you will need, and an attached double garage. This exceptional property combines quality construction, unmatched view corridors, and versatile space in one of Kamloops' most desirable neighbourhoods. (id:6769)

Laundry room 16'4" x 8'

4pc Bathroom 9'6" x 5'0"

Bedroom 11'5" x 11'

Bedroom 13'2" x 12'1"

Media 23'2" x 21'7"

Utility room 6'7" x 8'9"

Dining room 19'2" x 18'0"

Living room 18'6" x 9'

Primary Bedroom 15'10" x 11'9"

Mud room 16'9" x 6'

4pc Bathroom 9'8" x 4'11"

Bedroom 11'1" x 9'10"

Bedroom 12'1" x 10'5"

5pc Ensuite bath 11'0" x 9'8"

Primary Bedroom 17'9" x 11'4"

Dining room 12'0" x 11'4"

Listing Presented By:



Originally Listed by:

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Kitchen 13'8" x 9'2"

Living room 19'11" x 19'5"

4pc Ensuite bath 10'0" x 10'0"