



2001 HUGH ALLAN Drive Kamloops British Columbia

\$1,475,000

A truly rare offering in Pineview Valley, this exceptional 1.47-acre estate fully serviced by city utilities presents an elevated lifestyle where luxury, privacy and thoughtful design come together seamlessly. Showcasing over 4,270 sq ft of meticulously crafted living space, this custom-built rancher delivers the scale and sophistication of a true executive residence. With over 4,270 sq ft, this custom rancher offers the scale of an executive home. The bright open-concept main level features soaring ceilings, expansive windows and a chef-inspired kitchen with oversized island, flowing into elegant living and dining areas. The living room opens to a view deck with stunning mountain views and a private, park-like yard. The main floor includes pantry, laundry, powder room and garage access, plus 2 bedrooms, a heated main bathroom and a beautiful primary suite with walk-in closet and spa-like ensuite. The fully finished 2025 lower level adds a large rec space with wired in surround sound, natural gas fireplace, built-ins, rough-ins for a kitchen, playroom, main bathroom, 3 bedrooms including a second primary bedroom complete with walk-in closet, tiled ensuite w/ heated floors and second laundry & fully separate entry. Outside offers a 25x25 shop w/ some solar panels, pool-ready power and some irrigation in front & back. Hiking & biking trails out your back door and the brand new S'nine Elementary (opening Sept 2026) nearby – this is luxury living without compromise! (id:6769)

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- Bedroom 10'7" x 10'10"
- Office 5'6" x 7'2"
- Utility room 7'11" x 9'6"
- Laundry room 5'10" x 3'4"
- Bedroom 19'3" x 10'10"
- 3pc Bathroom Measurements not available
- Games room 15'2" x 23'5"
- Bedroom 14'2" x 10'2"
- Bedroom 10'9" x 17'1"
- Bedroom 10'4" x 14'9"
- Primary Bedroom 13'1" x 14'7"
- Pantry 6'5" x 4'7"
- Laundry room 9'7" x 7'9"

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Recreation room 22' x 31'5"

Great room 19'9" x 20'1"

4pc Bathroom Measurements not available