



2064 SADDLEBACK Drive Kamloops British Columbia

\$939,900

This true rancher home, built in 2017 and impeccably maintained, shows like new with breathtaking mountain and river views. Located in the highly desirable Batchelor Heights neighbourhood, this 4-bedroom, 3-bathroom home blends modern design with everyday functionality. A few steps from the front door you walk into a bright open-concept design that showcases the view and offers effortless one level living on the main floor. Whether you are relaxing in the living room or sipping your morning coffee on the back deck, the scenery is always front and centre. The spacious kitchen features quartz countertops, a large island with bar seating, and a full pantry, making it both stylish and practical for daily living and entertaining. Cozy up in the living room with the gas fireplace during cooler months. Downstairs includes a generous rec room plus a separate area with 2 bedroom suite potential. Electrical, plugs, laundry wiring, venting, and soundproofing are already in place. Simply add a kitchen and water hookups in the utility room with City of Kamloops approval required. The layout also works beautifully as a family home, providing a second living space without sacrificing functionality. Additional features include underground irrigation, a Waterdrop filtration system, and energy-efficient LED lighting throughout. Meticulously cared for and thoughtfully designed, this home offers incredible value, versatility, and lifestyle in one of Kamloops' most sought-after locations. (id:6769)

3pc Bathroom Measurements not available

Bedroom 9'11" x 13'5"

Bedroom 12'9" x 9'7"

Living room 26' x 16'11"

Utility room 5' x 10'

Recreation room 29' x 13'7"

Bedroom 10'10" x 13'2"

Primary Bedroom 13'6" x 14'

Living room 15'6" x 17'0"

Dining room 11'6" x 12'6"

Kitchen 13'7" x 13'7"

Other 9' x 8'0"

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Originally Listed by:

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