



# 2159 Cattle Court Kamloops British Columbia

\$825,000

Welcome to 2159 Cattle Court, Nestled in a quiet, sought-after cul-de-sac in the Batchelor Heights neighbourhood, this immaculate single-family detached home offers the perfect blend of comfort. Whether you are looking for a spacious family home or a smart investment with mortgage helper potential, this property delivers on every front. The heart of this home is a beautiful open-concept kitchen and living area providing a seamless flow for hosting guests while maintaining an airy, welcoming atmosphere. Bright and welcoming, featuring 3 spacious bedrooms and 3 well-appointed bathrooms in the House. The main living area includes a generous open space that can easily be converted into a den or home office, perfect for those working from home. The lower level offers incredible flexibility with a studio suite that features potential for a separate entrance through the garage. This setup is ideal for extended family, guests, or as a mortgage helper. Car enthusiasts and busy families will appreciate the ample parking, 2-car attached garage with room for 2 to 3 additional vehicles. Parking, perfect for guests or a recreational vehicle. The beautifully backyard is designed for low-maintenance enjoyment, featuring synthetic grass that stays lush and green year-round without the chores. It is the perfect space for children to play or for hosting summer gatherings. Don't miss this rare opportunity to secure a versatile home in one of most desirable locations. Please call your favourite professional real estate agent today to schedule a private viewing! (id:6769)

Listing Presented By:



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Royal

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- Foyer 15'5" x 13'2"
- Laundry room 7'10" x 6'4"
- Storage 5'7" x 5'10"
- Recreation room 18'8" x 14'3"
- Bedroom 19' x 13'
- Bedroom 11'4" x 11'1"
- Bedroom 11'3" x 13'9"
- Primary Bedroom 14' x 15'2"
- Living room 21'4" x 14'4"
- Dining room 10'2" x 9'8"

- Dining nook 15'7" x 9'8"
- 4pc Bathroom Measurements not available
- 4pc Ensuite bathroom Measurements not available
- Kitchen 11'4" x 10'2"
- Full bathroom Measurements not available
- Kitchen 10'6" x 6'5"

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