



2257 Coldwater Drive Kamloops British Columbia

\$1,299,000

Welcome to the 2026 Kamloops YMCA Y Dream Home, a one-of-a-kind custom home where thoughtful design, elevated finishes & exceptional energy efficiency come together in Juniper West. Situated on a beautiful view lot w/ a rare flat, usable backyard, this 3 bedroom + den, 3 bathroom home offers over 3,200 sqft & custom details not often found in comparable homes. The main floor features soaring ceilings, fir timber beams, oversized windows & warm wood details. The chef-inspired kitchen offers custom cabinetry, quartz counters, oversized island, Fisher & Paykel appliances, 36" gas range, pot filler, plenty of storage + pantry. Large sliding doors open to the covered deck for seamless indoor/outdoor living & Kamloops views. Privately tucked away, the primary suite feels like its own retreat w/ oversized windows, private deck, walk-in closet & spa-inspired ensuite w/ freestanding soaker tub + walk-in rain shower w/ integrated controls. Downstairs offers 2 additional bedrooms, spacious rec room, custom wet bar & flexible living space w/ backyard access. Built to BC Energy Step Code 4 & Net Zero Ready standards, features include solar panels, high-performance building envelope, dual-fuel combi heating & HRV ventilation. From the architectural details & custom millwork to the thoughtful floor plan, outdoor living & incredible backyard, this home was designed to be anything but ordinary. It truly needs to be seen to be appreciated. (id:6769)

4pc Bathroom Measurements not available

Utility room 8'7" x 20'9"

Storage 6'5" x 11'6"

Other 16'1" x 23'7"

Recreation room 15'5" x 32'0"

Bedroom 11'2" x 18'6"

Bedroom 15'5" x 10'11"

Laundry room 10'9" x 6'7"

3pc Bathroom 6'5" x 6'10"

Foyer 22'4" x 11'11"

Primary Bedroom 15'6" x 16'8"

Den 8'7" x 10'2"

Kitchen 8'4" x 7'8"

Living room 16'0" x 17'3"

Kitchen 15'1" x 17'3"

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

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