



## 226 Sagewood Drive Kamloops British Columbia

\$769,900

Enjoy outstanding river, city, & golf course views in this former show home, located in the sought-after Sagewood neighbourhood of the master-planned Sun Rivers community. Designed to capture its stunning southern exposure, this home offers an open flr plan w/ a spacious kitchen, eating area, & lvgrm overlooking the expansive scenery. A large tiled entry welcomes you into the bright lvgrm featuring hardwood flrs, a gas f/p, and oversized windows. The well-appointed kitchen includes a walk-in pantry, stone countertops, gas stove, fridge w/ water & ice, dishwasher, microwave, and convenient eating bar. The dining area is filled w/ natural light & opens through a French door to a covered sundeck--perfect for relaxing & entertaining. The generous primary suite offers deck access, a w/in closet, & a 5-pce ensuite. A second bdrm/den is ideally located near the main entrance, along with a 2-pce powder rm & separate laundry featuring stacking washer/dryer, laundry sink, & access to the dble garage. The bright, fully fin bsmt includes two additional bdrms, a 4-pce bthrm, a large rec rm w/ gas f/p, & sliding drs to a covered patio & beautifully manicured, strata-maintained lawn. A spacious storage rm provides excellent flexibility for a workshop, fitness area, craft rm, or additional storage. Recent upgrades include geothermal heating/cooling system, roof, hot water tank, and professional interior paint throughout, including doors and trim. Immediate possession is possible.

(id:6769)

Storage 18'6" x 18'11"

4pc Bathroom Measurements not available

Bedroom 9'5" x 15'9"

Games room 12'10" x 14'3"

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