



2281 Coldwater Drive Kamloops British Columbia

\$1,488,000

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

This thoughtfully designed home blends high-end finishes, advanced efficiency, and exceptional attention to detail throughout. The main living area is truly showstopping, featuring soaring 13' ceilings, expansive views, and a custom 72" Valor fireplace. The chef-inspired kitchen offers a full Thor appliance package, stone countertops and backsplash, and striking double-stacked cabinetry with built-in lighting. Clean design is emphasized with all outlets thoughtfully recessed beneath cabinetry, leaving the stone backsplash uninterrupted. The primary suite is a private retreat, complete with its own view deck featuring tall frosted privacy glass, ensuring seclusion without sacrificing scenery. The spa-inspired ensuite includes a heated floor shower, dual rain heads, dual diverters, and custom built-in shelving with ambient lighting. Downstairs, the home continues to impress with engineered hardwood flooring on the stairs and throughout the basement, with soft carpeting in the bedrooms. A self-contained 1-bedroom suite with stone countertops, LG appliances, walk-in closet, mini-split heating, and an electric fireplace. The home is fully wired for a future EV charger and includes a dedicated circuit for an air compressor. The garage features a side-mounted overhead door to accommodate premium lighting, while the exterior is roughed-in for a hot tub. Landscaped with zero-scaping, artificial turf, and curated greenery for strong curb appeal. Built to Step 4 Code. Est comp May 2026 (id:6769)



Royal

LePage

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Bedroom 9'6" x 11'10"

4pc Bathroom Measurements not available

Kitchen 11'4" x 12'

Living room 16'6" x 14'2"

4pc Bathroom Measurements not available

Recreation room 14' x 18'8"

Bedroom 12'8" x 12'2"

Bedroom 12'8" x 12'2"

Laundry room 8' x 6'6"

Primary Bedroom 14'6" x 14'10"

5pc Ensuite bath Measurements not available

Dining room 14' x 13'2"

Living room 16'6" x 19'6"

Kitchen 14'6" x 10'6"

4pc Bathroom Measurements not available

Bedroom 15'0" x 12'6"

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