



# 2353 Tranquille Road Kamloops British Columbia

\$624,900

Step into this charming and functional three-level split home designed for comfortable living in Brock. Stepping into the open concept main floor that seamlessly connects the kitchen, dining, and living areas. The kitchen features sleek dark cabinetry, modern stainless steel appliances, and a convenient breakfast bar. Natural light pours into the living room through the large picture windows creating a bright, airy atmosphere. The thoughtful layout continues on the lower level, which offers a mudroom directly off the main entry. This level also houses the spacious primary suite, complete with a private three piece ensuite that wraps around to the rear of the home offering a secondary access from the main floor. Moving to the upper floor, you will find two large bedrooms and a versatile den that overlooks the living room below; currently utilized as an additional bedroom, this space offers great flexibility for a home office. A full four-piece bathroom serves the upper level, ensuring convenience for family and guests alike. The fully fenced backyard features a large covered patio, ideal for year round enjoyment, along with mature fruit trees and two storage sheds to keep your tools and toys tucked away. Updates provide peace of mind, including vinyl windows, a heat pump 2019 and a hot water tank 2020. Complete with a two-car carport and a prime location just minutes from the airport, dog parks, and airport trail, this home is perfectly situated within the new Parkcrest Elementary and Brock High School catchments. (id:6769)

4pc Bathroom Measurements not available

Den 7'10" x 9'6"

Bedroom 10'9" x 9'6"

Bedroom 10'9" x 9'3"

Mud room 8'8" x 6'5"

Utility room 6'9" x 9'3"

Full bathroom Measurements not available

Primary Bedroom 12'10" x 16'11"

Foyer 3'2" x 9'6"

Living room 16'7" x 12'11"

Dining room 8'5" x 9'7"

Kitchen 8'7" x 11'6"

Listing Presented By:



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<http://www.indybal.com/>



Royal

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